

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
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January 17, 2017

Tim Walters  
RRM Design Group  
3765 Higuera Street, Suite 102  
San Luis Obispo, CA 93401

PLANNING COMMISSION  
HEARING OF JANUARY 11, 2017

**RE: *Vintage Ranch Project; 15DVP-00000-00002, 15TRM-00000-00002/TM 14,812, 15RDN-00000-00002, 15CUP-00000-00006***

Hearing on the request of Tim Walters of RRM Design Group, agent for Jon Martin, Owner, to consider the following:

- a) **15TRM-00000-00002/TM 14,812** [application filed on March 19, 2015] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide 33.07 acres into: 1) 41 residential lots ranging in size from 9,685 square feet to 17,575 square feet; 2) two lots for private roads totaling 1.93 acres, and 3) two lots for open space totaling 18.46 acres on property zoned PRD;
- b) **15DVP-00000-00002** [application filed on March 19, 2015] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code on property zoned PRD to develop 41 market rate single family dwellings and associated infrastructure;
- c) **15CUP-00000-00006** [application filed on March 19, 2015] for approval of a Minor Conditional Use Permit to allow for the construction of a retaining wall/privacy fence combination of up to 10 feet in height in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned PRD;
- d) **15RDN-00000-00002** [application filed on March 19, 2015] for approval of the naming of four private roads within the proposed tract in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned PRD, and to

accept the Addendum to the Orcutt Community Plan Environmental Impact Report (95-EIR-01, certified 7/22/97) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this project. The original EIR identified significant effects on the environment in the following categories: Biological Resources, Geology/Soils, Flooding/Drainage, Water Resources, Archaeological Resources, Traffic/Circulation, Fire Protection, Schools, Solid Waste, Visual Resources/Open Space, and Parks, Trails, Recreation and Open Space. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa

Barbara Library, 40 East Anapamu Street, Santa Barbara, and online at: <http://www.sbcountyplanning.org/boards/pc/cpc.cfm>. The application involves Assessor Parcel No. 100-400-008, located approximately 0.5 acre south of Clark Avenue at the terminus of Black Oak Drive, in the Orcutt Community Plan area, Fourth Supervisorial District.

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Dear Mr. Walters:

At the Planning Commission hearing of January 11, 2017, Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Make the required findings for approval of the project specified in Attachment A of the staff report dated December 22, 2016, including CEQA findings;
2. After considering the environmental review documents [Addendum dated December 8, 2016 (included as Attachment C of the staff report, dated December 22, 2016) together with previously certified EIR included as Attachment G], determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report shall be prepared for this project;
3. Approve Case No. 15TRM-00000-00002 subject to the conditions included as Attachment B.1 of the staff report dated December 22, 2016, and as revised in the staff memorandum dated January 10, 2017, and at the hearing on January 11, 2017;
4. Approve Case No. 15DVP-00000-00002 subject to the conditions included as Attachment B.2 of the staff report dated December 22, 2016, and as revised in the staff memorandum dated January 10, 2017, and at the hearing on January 11, 2017;
5. Approve Case No. 15CUP-00000-00006 subject to the conditions included as Attachment B.3 of the staff report dated December 22, 2016, and as revised in the staff memorandum dated January 10, 2017; and
6. Approve Case No. 15RDN-00000-00002 subject to the conditions included as Attachment B.4 to the staff report dated December 22, 2016.

#### REVISIONS TO CONDITIONS OF APPROVAL

*Condition #7 (Attachments B.1, B.2) is revised as follows:*

7. **Mitigation BIO-23, -24:** Riparian vegetation, including, but not limited to sandhill chaparral, central dune scrub, oak woodlands and central coastal sage scrub shall be preserved ~~to the maximum extent feasible~~ in conformance with the approved Open Space Management Plan. A minimum buffer of 50 feet from the dripline of riparian vegetation shall be maintained, where feasible. Development adjacent to these areas shall employ setbacks, native landscape buffers and restoration of degraded areas including any impacted rare species. The applicant shall hire a P&D-qualified arborist/biologist to evaluate all proposed riparian vegetation removals within 25 feet of potential ground disturbances. The arborist/biologist report shall present biologically favorable options for access roads, utilities, drainages and structure placement taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall

submit the above referenced arborist/biologist report to P&D for review and approval. Recommendations in this report shall be incorporated into the project prior to issuance of land use clearance for grading and tract improvements. **Monitoring:** P&D shall check all plans for incorporation of recommendations and shall site inspect as appropriate. (*Addresses Impacts BIO-25, -26, -27, -28, and -29*)

*Condition #8 (Attachments B.1, B.2) is revised as follows:*

8. **Mitigation BIO-26/KS7-BIO-2:** In order to protect existing native trees such as the Coast Live Oak and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan, in conformance with the approved Open Space Management Plan. No ground disturbance including grading for buildings, access ways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:
- a. An exhibit showing the location, diameter and critical root zone of all native [and specimen] trees that are located onsite for preservation within 25 feet of ground disturbance.
  - b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to zoning clearance issuance and shall remain in place throughout all grading and construction activities.
  - c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.
  - d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.
  - e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
  - f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
  - g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
    - i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
    - ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

- iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
- h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- i. No permanent irrigation shall occur within the critical root zone of any native [or specimen] tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
- j. Only trees designated for removal on the approved tree protection plan shall be removed.
- k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

**Plan Requirements:** This requirement shall be recorded with the final map. Prior to zoning clearance issuance, the applicant shall submit grading plans, building plans and the a tree protection and replacement plan, in conformance with the approved Open Space Management Plan, to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to zoning clearance issuance, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities. **Monitoring:** Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires Permit Compliance staff signature. (*Addresses Impact BIO-31; KS7-BIO-1*)

*Condition #10 (Attachment B.1), Condition #32 (Attachment B.2) is revised as follows:*

- 10., 32. **Mitigation REC-6:** With the exception of the CON/SPAN (precast) bridge system, Black Oak Drive improvements, and appurtenant structures, Lot #42 and #43 shall remain in natural, undeveloped open space per the project plans. No development except hiking trails and utility lines shall be permitted within this area. Public Trails, signage, extensive landscaping and irrigation shall be provided as specified in the project conditions of approval. The developer shall be responsible for the construction and maintenance of the open space areas ~~trail system~~

for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. The applicant's offer of dedication of Lot #42, and #43 to the County as public open space shall identify maintenance responsibility and funding source, which shall be the Orcutt Community Facilities District. **Plan Requirements and Timing:** Prior to map recordation, (1) the applicant shall offer to dedicate lots #42, #43 as public open space, (2) submittals shall be reviewed and approved by Planning and Development (P&D), Parks Department and County Counsel, (3) submittals shall be docketed with the Board of Supervisors and (4) the funding mechanism shall be established. The offer to dedicate shall be reflected on the map. Signs shall be installed by the owner/developer prior to issuance of the first zoning clearance for a residential structure. **Monitoring:** P&D will ensure that the offer to dedicate lots #42 and #43 is stated on the map. (*addresses Impact REC-3*).

*Condition #17 (Attachment B.1) is revised as follows:*

17. **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. Common area landscaping / irrigation;
  2. 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~~
- eb. Recycling requirements;
- ec. Restrictions on salt based water softeners;
- ed. 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."

*Condition #30 (Attachment B.2) is revised as follows:*

30. **Mitigation VIS-4/Mitigation KS7-VIS-2/GEO-9/BIO-28/ KS7-BIO-4:** Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the semi-rural character of the surroundings and the planned rural estate styles of architecture, and with identified biological resource protection and fire prevention considerations. Landscaping on lots 1-41 shall be maintained for the life of the project. Landscaping on the edge of open space areas shall include trees and shrubs native to the Santa Maria Valley. All trees used for screening purposes along Black Oak Drive shall be installed at sufficient sizes (i.e., ~~24-36 inch box~~ 5 gallon trees, and 15 gallon shrubs) to effectuate immediate screening of the project site. Native vegetation only shall be replanted in open space areas to screen the road from the trail. The perimeter of residential development shall be delineated by a low fence and landscaped with native vegetation and native oak trees to screen residences from the Open Space area. **Plan Requirements and Timing:** Prior to land use clearance for the final development plan, the applicant/owner shall (1) agree to install required landscaping and water-conserving irrigation systems and maintain required landscaping for 3-years for landscaping along Black Oak Drive and for the life of the project for private landscaping on lots 1-41; (2) submit four copies of a final landscape and water-conserving irrigation plan to Planning and Development (P&D) for review and approval by Fire

Department and P&D; (3) submit documentation of plan for landscape maintenance for landscaping along Black Oak Drive, including responsible party(s) and funding mechanism(s), to P&D for review and approval; (5) submit a landscaping/irrigation system performance security in an amount approved by P&D for installation and maintenance of required tract landscaping. Tract landscaping and irrigation shall be substantially complete prior to occupancy clearance of the first residential structure. **Monitoring:** Prior to occupancy clearance for the first residential structure, P&D Permit Compliance staff shall photo document landscape/irrigation installation along Black Oak Drive. Private lot landscaping/irrigation (lots 1-41) shall be installed and photo documented by Permit Compliance prior to occupancy clearance. P&D Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature. (*addresses Impacts VIS-4, VIS-5, VIS-10, VIS-15, VIS-16, GEO-2, BIO-33; KS7-BIO-1*).

*Condition #37 (Attachment B.2) is revised as follows:*

37. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is dark sky compliant. All lighting shall be of low intensity, low glare design, minimum height, and shall be fully hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** 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. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit or Coastal Development Permit 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.

*Condition #46 (Attachment B.2) is revised as follows:*

46. **WatCons-01 Water Conservation-Outdoor.** To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:
- a. Landscaping that reduces water use:
    - i. Landscape with native and/or drought tolerant species.
    - ii. Group plant material by water needs.
    - iii. Turf shall constitute less than 20% of the total landscaped area.
    - iv. No turf shall be allowed on slopes of over 4%.
    - v. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
  - b. Irrigation that reduces water use.
    - i. Install soil moisture sensing devices to prevent unnecessary irrigation.
    - ii. ~~Plumb each lot for a grey water system. Each dwelling shall contain a grey water system plumbed to front and rear yard irrigation systems.~~
    - iii. Install separate landscape meters for common area and open space landscaping areas (plumbing permit required).
    - iiiv. Install drip irrigation or other water-conserving irrigation.

**PLAN REQUIREMENTS:** The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance of zoning clearances. **TIMING:** The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions. **MONITORING:** The Owner/Applicant shall demonstrate to P&D

compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

*Condition #49 (Attachment B.2) is revised as follows:*

49. **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 may 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, 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.

*Condition #55 (Attachment B.2) is revised as follows:*

55. **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 creek ocean and that dumping waste is prohibited (e.g., "Don't Dump - Drains to Creek 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.

*Condition #56 (Attachment B.2) is revised as follows:*

56. **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 two 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.

*Condition #57 (Attachment B.2) is revised as follows:*

57. **Special Condition – Hazardous Materials.** A Phase One Site Assessment shall be conducted and submitted to P&D for review prior to issuance of a grading permit. If the Phase One Site Assessment determines there is indication of existing contamination, a monitor trained in identification of contaminated soil shall be present during the initial rough grading of the site. ~~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. If determined to be necessary by the Phase One Site Assessment, a scope of work and contract between the applicant/contractor and the contamination specialist monitor shall be provided to the P&D. **Timing:** A Phase One Site Assessment shall be reviewed and approved by P&D prior to issuance of zoning clearance for grading. ~~The grading plan and contract shall be reviewed and approved by P&D prior to issuance of zoning clearance for grading.~~ **MONITORING:** P&D shall inspect during grading to verify compliance with condition. A construction monitoring report shall be provided for P&D review and approval.

*Condition #1 (Attachment B.3) is revised as follows:*

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

**The project description is as follows:**

A Minor Conditional Use Permit (Case No. 15CUP-00000-00006) to allow for the construction of a retaining wall/privacy fencing and retaining wall/three rail wooden fence combination of up to 10 feet in height. For the retaining wall/privacy fencing combination, the proposed



retaining walls would be up to 4 feet in height and composed of masonry or concrete material. These retaining wall/privacy fencing combination would be located along the property line of Lot 33 as shown on the grading plan. For the retaining wall/three rail wooden fence combination, the proposed retaining walls would be up to 6 feet in height and composed of masonry or concrete materials. This retaining wall/three rail wooden fence combination would be located along the property line of Lots 13-19, 21-25, and 38 as shown on the grading plan. Prior or to Zoning Clearance issuance for this project, the project shall comply with all of the applicable conditions of the companion cases 15DVP-00000-00002 and 15TRM-00000-00002.

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.

*The attached findings and conditions reflect the Planning Commission's actions of January 11, 2017.*

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, January 23, 2017 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$659.92 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

A protest of mitigation and inclusionary housing in-lieu fees imposed pursuant to Condition #22 (Attachment B.1), and Condition Nos. 22, 67-71 (Attachment B.2) in the action letter dated January 13, 2017 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.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

Planning Commission Hearing of January 11, 2017

Vintage Ranch Project; 15DVP-00000-00002, 15TRM-00000-00002/TM 14,812, 15RDN-00000-00002, 15CUP-00000-00006

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cc: Case File: 15DVP-00000-00002, 15TRM-00000-00002/TM 14,812, 15RDN-00000-00002, 15CUP-00000-00006  
Planning Commission File  
Owner: Jon Martin, 330 E. Canon Perdido Street, Suite F, Santa Barbara, CA 93101  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Community Services Department  
Public Works  
Environmental Health Services  
APCD  
Assessors Office  
Peter Adam, Fourth District Supervisor  
Larry Ferini, Fourth District Planning Commissioner  
Deputy County Counsel  
Planner

**Attachments:**      **Attachment A – Findings**  
                                 **Attachment B – Conditions of Approval**

DMB/dmv

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## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

#### 1.1 FINDING THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED (PER CEQA SECTION 15162)

##### CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

The Planning Commission has considered the Addendum dated December 8, 2016 together with the previously certified Environmental Impact Report (95-EIR-01), for the Vintage Ranch project. The Addendum reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA. The Addendum, together with the Orcutt Community Plan EIR (95-EIR-01), is adequate for this proposal. On the basis of the whole record, including the Addendum and the Orcutt Community Plan EIR (95-EIR-01), and any public comments received, the Planning Commission finds that the project changes described in the Addendum are only minor technical changes or additions. As discussed in Section 6.1 of the Planning Commission staff report dated December 22, 2016 herein incorporated by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15162 since there are no substantial changes proposed in the project which will require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

#### 1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

#### 1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) requires the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

#### 1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum prepared for the project, dated December 8, 2016 addresses the following issues: Biological Resources, Geology/Soils, Flooding/Drainage, Water Resources, Archaeological Resources, Traffic/Circulation, Fire Protection, Schools, Solid Waste, Visual Resources/Open Space, and Parks, Trails, Recreation and Open Space. The Addendum dated December 8, 2016, herein incorporated by reference, finds that the Orcutt Community Plan EIR (95-EIR-01), as amended, may be used to fulfill the environmental review requirements of the current project. Since none of the following have occurred, as discussed in Section 6.1 of the staff report to the Planning Commission dated December 22, 2016 herein incorporated by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15162 and 15164: there are no substantial changes proposed in the project which will require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

### 2.0 ADMINISTRATIVE FINDINGS

**2.1 TENTATIVE MAP FINDINGS (SUBDIVISION MAP ACT)**

**A. Findings for all Tentative Maps.** In compliance with the Subdivision Map Act, the review authority shall make the following findings for the Vintage Ranch Vesting Tentative Tract map, Case No. 15TRM-00000-00002:

**1. State Government Code §66473.1.** The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The project setbacks included in Section 5.3 of the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, would allow for sufficient area for future residential development on the site to be sited and designed to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site. Therefore, the project is consistent with this finding.

**2. State Government Code §66473.5.** No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

As indicated in sections 6.2 and 6.3 of the staff report dated December 22, 2016, incorporated herein by reference, with the implementation of the recommended conditions of approval, the proposed project is consistent with the applicable policies of the Comprehensive Plan and the Orcutt Community Plan. Adequate ingress/egress, infrastructure and public and private services are available to serve the proposed lots. The sizes of the exterior residential lots are consistent with that of the surrounding neighborhood and any future development will be required to be compatible with neighboring land uses. Therefore, the project is consistent with this finding.

**3. State Government Code §66474.** A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required if it makes any of the following findings:

**a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.**

As discussed in Sections 6.2 and 6.3 of the staff report dated December 22, 2016 incorporated herein by reference, with compliance with the project description and conditions of approval identified in Attachment B.1, the project will be consistent with all applicable policies of the County's Comprehensive Plan, the Orcutt Community Plan, the Santa Barbara County Land Use and Development Code, and Chapter 21, the County Subdivision Ordinance.

**b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

As discussed in Sections 6.2 and 6.3 of the staff report dated December 22, 2016 incorporated herein by reference, with compliance with the project description and

conditions of approval identified in Attachment B.1, future residential improvements of the subdivision will be consistent with the County's Comprehensive Plan, and the Orcutt Community Plan.

**c. The site is not physically suitable for the type of development proposed.**

The proposed project is consistent with the development of Key Site 7, per the Orcutt Community Plan (OCP). According to the OCP EIR (95-EIR-01), potential impacts that could result from proposed grading operations, such as permanent changes to the topography would not be significant. Other grading-related impacts, such as increased erosion, impacts to sensitive habitat, plants and animals, and views of graded areas, will be addressed through the implementation of conditions that require the implementation of an approved erosion control plan and landscape plan, and the protection and restoration of degraded habitat areas that are located on the project site.

The proposed project design would preserve the major drainage channel that is located on the site, and proposed conditions of approval require that other sensitive biological habitat areas be preserved through the implementation of the Biological Resources Assessment (BRA) and Open Space Management Plan (OSMP). The project site is located within a high fire hazard area. Proposed conditions of approval require that a secondary emergency access be provided, that a vegetation management plan be implemented in accordance with the OSMP, and that proposed landscaping is consistent with the approved vegetation management plan.

To ensure neighborhood compatibility, future single family residences will be required to be constructed in conformance with the approved Design Guidelines, and must be reviewed and approved by the Board of Architectural Review prior to Zoning Clearance and Building Permit issuance. Adequate public and private services are available to serve the project. As such, the site can be found physically suitable for the proposed subdivision.

**d. The site is not physically suited for the proposed density of development.**

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, the Comprehensive Plan and Orcutt Community Plan determined that the 33.07 acre site would be adequate to accommodate 52 residential units. The project proposes to develop 41 residential units on the site which is less development than what was anticipated by the Orcutt Community Plan. The project would also provide a substantial amount of open space area. Approximately 55.8% of the project area would be retained as open space/recreation area. As noted in the finding above, the proposed location of development is within the identified development areas in accordance with the requirements of the Orcutt Community Plan. Therefore, the project site is suited for the proposed density of development.

**e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The proposed project will result in the temporary and permanent loss or reduction of several habitat types. However, the project has been sited and designed in conformance with the Orcutt Community Plan to avoid sensitive habitats to the maximum extent feasible. The project is also designed to comply with the open space requirements of the Orcutt Community Plan by designating over 55% of the site as public open space area.

The proposed project will result in impacts to approximately 15.90 acres of existing vegetation on the 33.07 acre parcel. Sensitive vegetation communities impacted by the project include approximately 0.009 acres of central dune scrub habitat, and 2.0 acres of coast live oak woodland. According to the Addendum to the OCP EIR (95-EIR-01) prepared for the project (Attachment C), the Open Space Management Plan (OSMP, Rincon Consultants, June 2016) proposes to mitigate for impacts to these species by enhancing habitat in the designated open space areas. Specifically, oak woodland mitigation would consist of the following: 1) protection of seedlings and saplings to promote expansion of oak woodland habitat in the open space areas, as well as planting oaks from container stock; 2) protection of existing sensitive vegetation; 3) control of non-native invasive species to promote recruitment of natives, and 4) selective fuel management that avoids sensitive vegetation types.

In order to mitigate for impacts to central dune scrub vegetation, existing vegetation will be preserved within the designated open space areas. Future activities within open space areas will be limited to existing trails and sidewalks and weed abatement measures to improve habitat quality. In order to promote recruitment of additional dune scrub vegetation, a seed mix will also be applied along margins of the existing dune scrub within open space area. These mitigation measures are intended to restore temporarily impacted dune scrub at a one to one ratio. These enhancement activities will functionally replace temporarily impacted sensitive dune scrub habitat impacted by the project. Success criteria will consist of maintaining stable native vegetation conditions in the open space area with incorporation of weed abatement techniques for the removal of weeds that could result in decline of habitat quality or change in habitat type.

The proposed project will result in the removal of approximately 80 mature coast live oak trees and an additional approximately 68 established coast live oak trees. According to the OSMP, an integrated management approach with a combination of seedling protection and planting along Black Oak Road bordering the designated open space area will satisfy the County requirement for 444 mitigation oak trees (3:1 ratio). Specifically, the OSMP proposes to preserve and protect 348 seedlings and saplings located in protected open space area and outside storm drain easements and retention basins. An additional 96 coast live oak trees are planned to be planted along Black Oak Drive.

The primary impacts to wildlife are anticipated to be associated with loss of natural open space, the disruption of wildlife corridors for movement, and increased activity in the area associated with occupation of the development. The development may also result in disruption of potential raptor nesting habitat in the trees remaining on the site. Ten special status wildlife species have low to moderate potential to occur within the project site. These include Blainville's horned lizard, silvery legless lizard, Coast patch-nosed snake, American badger, western spadefoot toad, western red bat, California Tiger Salamander (CTS), California red-legged frog (CRLF), burrowing owl, and Monarch butterfly. In addition, vegetation outside the project site but within the subject parcel offers potential nesting habitat for bird species that are protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. No special status animal species were detected during the 2014 and 2015 field surveys.

The Biological Resources Assessment (Rincon Consultants, June 2016) includes recommended measures to avoid and minimize impacts to special status animal species which have the potential to occur onsite. These include a worker awareness training program, contingency planning, avoidance and protection measures for sensitive wildlife species, and restrictions and allowable uses within the designated open space area.

Mitigation measures from 95-EIR-01 are included as project conditions to reduce other environmental impacts to insignificant levels. However, impacts to Biological Resources will remain significant and unavoidable. The Board of Supervisors adopted Findings of Overriding Consideration for significant impacts associated with build-out under the Orcutt Community Plan which could not be reduced to less than significant levels through incorporation of mitigation measures identified in 95-EIR-01. Therefore, the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

- f. **The design of the subdivision or type of improvements is likely to cause serious public health problems.**

As discussed in Sections 6.2 and 6.3 of the staff report dated December 22, 2016, incorporated herein by reference, the residential uses that will be developed on the site will not result in the use of hazardous materials or processes that will have the potential to result in significant public health impacts. Adequate water, utilities, and access are available to serve the proposed parcels. The project is not located within an area of historic flood hazards and has been reviewed by the County Fire Department, Flood Control District, Environmental Health Services, and Air Pollution Control District. The project's use of public sewers will reduce the potential for impacts to public water supplies to a less than significant level. Proposed conditions of approval will minimize construction-related air emissions, and project-related traffic will not result in impacts associated with localized increases in carbon monoxide concentrations. There are no identified or likely public health problems or hazards associated with the project. Therefore, with the implementation of proposed conditions of approval, the project will not result in serious public health problems.

- g. **The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision**

The project is conditioned to include easements for, and the development of, a public trail onsite. The project also includes trail easements consistent with the Orcutt Community Plan. The trails provide the public access to the project's integrated trail system. The open space areas set aside important biological resource areas of regional importance. The trail system will provide enjoyable, healthy exercise and recreational opportunities to the public. In summary, the proposed design of the subdivision will not adversely affect any public easement for access or other purposes.

4. **State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:**

- (a) **A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.**

The subject parcels are not subject to a contract entered into pursuant to the California Land Conservation Act of 1995, or any easements entered into pursuant to Section 51256.

(b) An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).

The project is not subject to an open-space easement.

(c) An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.

Division 10.2 of the Public Resources Code implements the Agricultural Lands Stewardship Program of 1995; Chapter 4 of this Division specifies the provisions of the Agricultural Conservation Easement. The subject parcel is not subject to an agricultural conservation easement. Therefore, these provisions do not apply.

(d) A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.

Chapter 4 of Part 2 of Division 2 of the Civil Code includes provisions for conservation easements. The subject parcel is not subject to a conservation easement. Therefore, these provisions do not apply.

5. State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.

The proposed project will be required to obtain a Can and Will Serve Letter and will continue to be served by the Laguna County Sanitation District (LCSD). Adherence to Condition No. 18 of Attachment B.1 will ensure that the project's wastewater will not cause the LCSD to be unable to meet the RWQCB limits. Therefore, the project will not contribute to any violation of existing requirements prescribed by the California Regional Water Quality Control Board regarding community sewer systems.

## 2.2. TENTATIVE MAP FINDINGS (COUNTY CODE CHAPTER 21)

A. The following findings shall be cause for disapproval of a tentative map but the tentative map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant.

1. Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening, realignment, or change of grade by an instrument in writing recorded, or capable of being recorded, in the Office of the County Recorder, provided, however, that the Director of Public Works may approve such easements or rights-of-way without such subordinations. Easements or rights-of-way shall not be granted along or across proposed county streets before filing for record of the final subdivision map by the County Recorder, unless the Director of Public Works shall approve such grants. If the Director of Public Works does not grant such approvals within fourteen days from the date they were requested, they shall be deemed to have been refused. Appeal from refusal of the Director of Public Works to grant such approvals may be made in writing to the Board of Supervisors, which may overrule the Director of Public Works and grant such requested approvals in whole or in part.



The project does not include any easements or rights-of-way across proposed county streets. Therefore, this finding can be made.

- 2. Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.**

The proposed subdivision has been designed so that lots resulting from the tentative map will not become landlocked. Roads will be adequately designed for ingress and egress, and have been reviewed by the County Fire Department and Public Works Transportation Division.

- 3. Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.**

The proposed parcels will be generally level or gently sloping. The subdivision and associated infrastructure improvements will not create steep or unsafe cut or fill slopes.

- 4. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.**

The project is conditioned (Condition No. 26 of Attachment B.1) to not allow grading or construction work to be permitted prior to recordation of the tentative map.

- 5. Potential creation of hazard to life or property from floods, fire, or other catastrophe.**

The Tentative Tract Map will not create any hazards to life or property from floods, fire, or other catastrophes. Future development will be required to meet County Fire Department standards for defensible space and water storage for fire suppression purposes. Additionally, the County Flood Control and Fire Departments have reviewed the project and have submitted conditions included in Attachment B. Further, the areas identified for development are not located within any identified flood zones and setbacks from adjacent creeks and drainages will ensure that life and property are protected from flood hazards.

- 6. Nonconformance with any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the Department of Transportation.**

As discussed in Sections 6.2, and 6.3 of the staff report dated December 22, 2016 incorporated herein by reference, compliance with the project description and required conditions of approval will ensure that the design and improvements of the subdivision and future development are consistent with the County's Comprehensive Plan, Orcutt Community Plan, and the Land Use Development Code. The Tentative Tract Map would not affect the alignment of a state highway.

- 7. Creation of a lot or lots which have a ratio depth to width in excess of 3 to 1.**

The project will not result in lots that have a ratio depth to width in excess of 3 to 1.

**8. Subdivision designs with lots backing up to watercourses.**

The proposed subdivision will not result in lots backing up to watercourses.

**B.** Pursuant to Chapter 21-8 of the Santa Barbara County Code, a tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.

The tentative map was evaluated for consistency with applicable County policies and ordinance requirements in Sections 6.2 and 6.3 of the staff report dated December 22, 2016, herein incorporated by reference. As discussed in these sections, the subdivision and associated infrastructure improvements (as modified by the conditions of approval) are consistent with the County's Comprehensive Plan, Orcutt Community Plan, Santa Barbara County Land Use and Development Code, and Chapter 21 of the County Code, as well as the requirements of the State Subdivision Map Act. Finding 2.1 above, herein incorporated by reference, discusses the tentative map's consistency with applicable provisions of the State Subdivision Map Act.

**2.3 DEVELOPMENT PLAN FINDINGS**

**A. Findings required for all Preliminary or Final Development Plans.** In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

**2.3.1 The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.**

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, the 33.07 acre Key Site 7 project site is adequate in size, shape, location and physical characteristics to accommodate the future development of up to 41 residences. Future development, including infrastructure improvements, will be limited to approximately 45% of the total project site and will be sited in areas that are generally free from physical constraints such as steep slopes or dense vegetation and areas with significant habitat or open space values. Proposed development will be located in areas of the site which are designated for development under the Orcutt Community Plan. The project site was determined to be an appropriate location to accommodate the density and intensity of residential development during the adoption of the Orcutt Community Plan. Further, the proposed project will not increase the build-out approved under the Orcutt Community Plan since the project is proposing less units than what the OCP allows on the site (41 vs. 52). Areas with steep slopes are not being developed and are included in County owned open space areas. Therefore, this finding can be made.

**2.3.2 Adverse impacts will be mitigated to the maximum extent feasible.**

As discussed in detail in the Addendum to the Orcutt Community Plan EIR (95-EIR-01), the project will not result in new potentially significant impacts or increase the severity of impacts identified in 95-EIR-01. The proposed project will not increase the build-out approved under the Orcutt Community Plan. All significant impacts identified in 95-EIR-01 were mitigated to

the maximum extent feasible. The Board of Supervisors adopted Findings of Overriding Consideration for significant impacts associated with build-out under the Orcutt Community Plan which could not be reduced to less than significant levels through incorporation of mitigation measures identified in 95-EIR-01. Therefore, this finding can be made.

**2.3.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.**

The project will allow for the future development of 41 new single family dwellings on Key Site 7. As discussed in the Addendum to 95-EIR-01, incorporated herein by reference, the project will be constructed at a density less than that which was identified in the OCP EIR (41 vs 56). Therefore, the proposed project will not cause greater impacts or additional impacts to traffic/circulation than those that were identified in the OCP EIR. Mitigation measures identified in the OCP EIR have been applied to the proposed project as conditions of approval and no additional mitigation is necessary. As discussed in the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, the Public Works Roads Department has reviewed the location and design of the proposed roads per the project plans and determined that they are adequately designed for the proposed project. The Addendum prepared for the proposed project found that the area roadways will continue to operate in the LOS A – C range under project-specific conditions, which is acceptable based on County standards. All proposed roads will be privately installed and maintained. Therefore, this finding can be made.

**2.3.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.**

As discussed in section 6.3 of the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, the proposed project is located within the urban boundary line of Orcutt. Adequate fire and police protection, ingress and egress, public school capacity, landfill capacity, and wastewater service would be available for the proposed project, and impacts related to these services would be less than significant. Sewage disposal would be provided by the Laguna County Sanitation District and the Golden State Water Company respectively. A final supplemental water agreement has been obtained in compliance with Orcutt Community Plan Policy WAT-O-2. The project has been annexed into the LCSD boundaries. Connection to the sewer line located on the Mesa Verde project, located immediately to the east is proposed. The project is conditioned (Condition Nos. 67-71 of Attachment B.2) to pay development impact mitigation fees. Therefore, the project would pay its "fair share" of public infrastructure costs. Therefore, this finding can be made.

**2.3.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.**

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, the project site was determined to be an appropriate location for residential development during the adoption of the Orcutt Community Plan. Residential uses on the project site will be sized and architecturally designed to ensure compatibility with surrounding residential land uses. The proposed residential development does not have the potential to generate factors such as smoke, odors or noise, which would be incompatible with the surrounding area or which could affect the comfort and convenience of residents or recreationalists in the surrounding area.

The proposed residential development project will not result in the use of hazardous materials or processes that will have the potential to result in public health or safety impacts. Potential land use compatibility conflicts of the project, such as short-term construction-related air

quality impacts can be reduced to a less than significant level with the implementation of proposed conditions of approval. Therefore, this finding can be made.

**2.3.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.**

As discussed in Sections 6.2, and 6.3 of the staff report dated December 22, 2016, incorporated herein by reference, the project will conform to all applicable requirements of the Comprehensive Plan and the Orcutt Community Plan. The project also conforms to all requirements of the Land Use and Development Code in regards to the PRD zone district standards. Therefore, this finding can be made.

**2.3.7 Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.**

The project site is located in an urban area within the Orcutt Community Planning boundary. Therefore, this finding does not apply to the project.

**2.3.8. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.**

The existing trail easements will be located within the open space areas to be dedicated to the County. The proposed project will not conflict with any of the trail and open space easements required for public access through the property. The trail system will provide enjoyable, healthy exercise and recreational opportunities to the public. The project will not conflict with any public use of a portion of the subject property. Therefore this finding can be made.

**B. Additional finding required for Final Development Plans. In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.**

The project consists of a Final Development Plan, and does not involve a previously approved Preliminary Development Plan. The Planning Commission may consider the Final Development Plan as both a Preliminary and Final Development Plan. Therefore, this finding can be made.

**E. Additional findings required for sites zoned Planned Residential Development (PRD).**

In compliance with Subsection 35.82.080.E.5 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan for sites zoned PRD the review authority shall first make all of the following findings:

**1. The density and type of the proposed development will comply with the PRD zone and applicable policies of the Comprehensive Plan including any applicable community or area plan policies.**

The proposed project is consistent with the density requirements of the Orcutt Community Plan which allows up to 52 units on this site (PRD-52). The current proposal is to develop 41 units. The project site was determined to be an appropriate location for residential development during the adoption of the Orcutt Community Plan. Areas with steep slopes and areas with significant habitat or open space values are not being developed and are included within proposed County owned open space. As discussed in Sections 6.2, and 6.3 of the staff report dated December 22, 2016, herein incorporated by reference, the project will conform to all applicable requirements of the Comprehensive Plan and the Orcutt Community Plan. The project also conforms to all requirements of the Land Use and Development Code in regards to the PRD zone district standards. Therefore, this finding can be made.

2. **Adequate provisions are or will be made within the proposed covenants, conditions, and restrictions (CC&R's) to permanently care for and maintain public and common open spaces and recreational areas and facilities.**

The project contains conditions that require that a long-term funding source for operations and maintenance of private and public facilities is identified, prior to recordation of Final Tract Map (TM 14,812). The project is conditioned so that all open space areas that will be dedicated to the county will be maintained by the Orcutt Community Facilities District. Therefore, this finding can be made.

3. **The structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.**

Future development will be clustered in the northeast and southwest corners of the parcel which is consistent with the requirements for Key Site 7 in the Orcutt Community Plan. Approximately 55.8% of the parcel will be designated as public open space area which is the maximum amount of contiguous open space area required for Key Site 7. Therefore, this finding can be made.

## 2.4 **CONDITIONAL USE PERMIT FINDINGS**

- 2.4.1. **That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and level of development proposed.**

The 33.07 acre Key Site 7 project site is adequate in size, shape, location and physical characteristics to accommodate the future development of up to 41 residences. The project site is bordered on the east and west by existing development consisting of single family residences. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated December 22, 2016, incorporated herein by reference, the proposed location of development, including the proposed retaining wall/privacy fencing combination of up to 10 feet in height on lot 33 is within the identified development areas in accordance with the requirements of the Orcutt Community Plan. Areas with steep slopes and areas with significant habitat or open space values are not being developed and are included in County owned open space areas. Future development, including infrastructure improvements, will be limited to approximately 45% of the total project site and sited in areas that are generally free from physical constraints such as steep slopes or dense vegetation and areas with significant habitat or open space values. The project site was determined to be an appropriate location to accommodate the density and intensity of residential development during the adoption of the Orcutt Community Plan. In addition, the proposed project will not increase the build-out approved under the Orcutt Community Plan since the project is proposing less units than were anticipated when the Orcutt Community Plan was adopted (41 vs. 52). Areas with steep slopes are not being developed and are included in County owned open space areas. Therefore, this finding can be made.

**2.4.2. That adverse environmental impacts are mitigated to the maximum extent feasible.**

As discussed in Finding 1.4 of this document and Section 6.1 of the staff report dated December 22, 2016, herein incorporated by reference, significant adverse environmental impacts resulting from the project were identified by the Orcutt Community Plan Environmental Impact Report (95-EIR-01) and in the Addendum prepared for the proposed project (Attachment C). Mitigation measures that were identified by the EIR and the Addendum have been included as conditions of approval to mitigate impacts to the maximum extent feasible. Therefore, this finding can be made.

**2.4.3. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.**

The proposed retaining wall/privacy fencing combination of up to 10 feet in height on lot 33 will not generate traffic. Therefore, this finding does not apply.

**2.4.4. That there will be adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.**

The proposed retaining wall/privacy fencing combination of up to 10 feet in height on lot 33 will not require additional public services. Adequate public services are in place to serve the entire project. Water services will be provided by the Golden State Water Company, and Sanitary Services will be provided by the Laguna County Sanitation District. Santa Barbara County Fire Station #22 would serve the project site. This Fire Station is located in Tiffany Park, which is located approximately 1.5 mile northeast of the project site. Adequate police protection by the Santa Barbara County Sheriff's Department is available to serve the site. Therefore, this finding can be made.

**2.4.5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.**

As discussed in Finding 2.3.5 above and incorporated herein by reference, the proposed residential development project, including the retaining wall/privacy fencing combination of up to 10 feet in height on lot 33, will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. Potential land use compatibility conflicts of the project, such as short-term construction-related air quality impacts can be reduced to a less than significant level with the implementation of proposed conditions of approval. The project site was determined to be an appropriate location for residential development during the adoption of the Orcutt Community Plan. Therefore, this finding can be made.

**2.4.6. That the project is in conformance with the applicable provisions and policies of this Development Code and the Comprehensive Plan, including any applicable community or area plan.**

As discussed in Sections 6.2, and 6.3 of the staff report dated December 22, 2016, incorporated herein by reference, the project will conform to all applicable requirements of the Comprehensive Plan and the Orcutt Community Plan. Therefore, the project is consistent with this finding.

**2.4.7. That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.**

The project site is located in an urban area within the Orcutt Community Planning boundary. Therefore, this finding does not apply to the project.

## 2.5 ROAD NAMING FINDINGS

### Findings for Naming Roads (LUDC 35.76.050.D.2)

The objective of regulated road naming is to ensure that proposed road names are pleasant sounding; easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to the pride of home and community. In order to meet that objective, the following criteria were adopted and must be met in order to approve the naming of a road.

- 2.5.1 A road name shall not be duplicated within the area served by the same post office, or fire or police department. No name should duplicate another road name used elsewhere in the County. Similar sounding names are considered duplicates regardless of spelling.

The proposed road names Bouquet Lane, Blush Lane, Claret Lane, and Bacchus Way have been reviewed and cleared for use by the Santa Barbara County Fire Department, Assessor's Office, Sheriff's Dispatch, and the County Surveyor. Therefore, the proposed road name is consistent with this criterion.

- 2.5.2 A road shall not be named after a living person, except that a road may be named with a family surname prominent in County history, even if a family member still resides in the area.

The proposed road names do not reference a surname of a living person.

- 2.5.3 A road name shall have less than 24 letters, including punctuation, spacing, and road classification (e.g., lane, street, way).

All of the proposed road names contain less than 24 letters, including punctuation, spacing and the road classification.

- 2.5.4 A road name shall be easy to pronounce and spell.

The proposed road names are easy to pronounce and spell.

- 2.5.5 A road name shall be grammatically correct whether in English or a foreign language.

The proposed road names are grammatically correct.

- 2.5.6 A road name shall include the appropriate road classification (e.g., lane, street, way).

The proposed road names include the appropriate road classification.





## ATTACHMENT B.1: CONDITIONS OF APPROVAL

Vintage Ranch Vesting Tentative Tract Map  
Case No. 15TRM-00000-00002 for TM 14,812

Date: January 11, 2017

### 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 A-H, dated January 11, 2017, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

A Vesting Tentative Tract Map (TM 14,812) to subdivide the 33.07-acre lot into 45 lots consisting of 41 lots to be developed with single family residences, two open space lots, and two lots consisting of private roads. Single family lots would range in size from 9,685 sq. ft. to 17,575 sq. ft. with an average size of 11,580 sq. ft. Access for the single family lots would be from two 37-foot-wide private drives that connect to Black Oak Drive. Lots 38-41 would take access directly off of Black Oak Drive. Water would be provided by Golden State Water Company. Sewer service would be provided by Laguna County Sanitation District. Electrical service would be provided by PG&E, gas service by SOCAL Gas, telephone by Verizon, and digital services by Comcast.

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

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

### II. MITIGATION MEASURES FROM 95-EIR-01

#### Biological Resources

3. **Mitigation BIO-1/BIO-20/ KS7-BIO-6:** Black Oak Road shall be constructed in a manner that minimizes filling within the Orcutt Creek tributary and that completely avoids or minimizes removal of riparian vegetation. Bridges over major creeks, streams and within wildlife corridors under the open space overlay shall be constructed with maximum vertical clearance for adequate wildlife passage as determined by Planning and Development in consultation with Public Works. A minimum 6-foot vertical clearance above the channel should be the minimum, unless flood flows or topography dictates a different height. If a span bridge is not feasible, a box culvert (or other less intrusive structure) shall be designed to permit wildlife passage. The bridge shall be designed to maintain the area's rural character through the use of stone, rough hewn timbers or other rustic materials. **Plan requirements and Timing:** Prior to map recordation, specifications for the bridge design shall be submitted and approved by Public Works, Flood Control and P&D. The Bridge shall be constructed to approved specifications prior to issuance of the first zoning clearance for the first residential structure. **Monitoring:** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works. (*Addresses Impacts BIO-1, 2, 3, 4, 19, 21 and 22; KS7-BIO-3*).

4. **Mitigation BIO-3/ KS7-BIO-3:** Implementation of the Open Space Management Plan (Rincon Consultants, June 2016) and Biological Resources Assessment (Rincon Consultants, June 2016) shall be required to offset disturbance to riparian and oak woodland habitats and Wildlife from project improvements. The Plan shall use native trees and shrubs, including but not limited to, coastal live oaks, black cottonwoods and elderberry. The intent of this condition is to allow establishment of revegetated areas in a natural manner that will not require long-term maintenance, except as required for fire safety purposes within established fire buffers. Success criteria should be clearly stated. **Plan Requirements and Timing:** a Final Open Space Management Plan shall be prepared by a Planning and Development (P&D) - qualified biologist and reviewed and approved by P&D and the County Fire Department prior to map recordation. The plan should clearly state who will fund and be responsible for long-term maintenance, who will monitor for success, and specific remedial measures. Installation shall be completed prior to zoning clearance issuance for the first residential structure. **Monitoring:** P&D Permit Compliance to monitor restoration in accordance with the approved restoration plan. (*Addresses Impacts BIO-1 through 5, 8 through 12, 15, 17, 18, 19, 21 and 22; KS7-BIO-1*)
5. **Mitigation BIO-9:** All trails shall be sited and designed to minimize removal of native vegetation. To the maximum extent feasible, trails shall follow existing dirt road and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species. Signage shall be placed alongside the trails providing educational and interpretive information. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the development plan, the applicant shall submit specifications and biological reports for trails and off-road bicycle paths for review and approval by Planning and Development (P&D) and Park Department. Trails and the bicycle path shall be completed prior to zoning clearance issuance for the first residential structure. **Monitoring:** P&D Permit Compliance to monitor installation in accordance with the approved plans. (*Addresses Impact BIO-8 and -9*)
6. **Mitigation BIO-10:** All sewer trunk line extensions shall be constructed with a minimum of 50 feet between the inside edge of the construction zone and the dripline of riparian and marsh vegetation. **Plan requirements and Timing:** Prior to map recordation, specifications for the sewer trunk line shall be submitted and approved by Public Works, and P&D. The sewer trunk line shall be constructed to approved specifications prior to zoning clearance issuance for the first residential structure. **Monitoring:** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works. (*Addresses Impact BIO-10 and -11*)
7. **Mitigation BIO-23, -24:** Riparian vegetation, including, but not limited to sandhill chaparral, central dune scrub, oak woodlands and central coastal sage scrub shall be preserved in conformance with the approved Open Space Management Plan. A minimum buffer of 50 feet from the dripline of riparian vegetation shall be maintained, where feasible. Development adjacent to these areas shall employ setbacks, native landscape buffers and restoration of degraded areas including any impacted rare species. The applicant shall hire a P&D-qualified arborist/biologist to evaluate all proposed riparian vegetation removals within 25 feet of potential ground disturbances. The arborist/biologist report shall present biologically favorable options for access roads, utilities, drainages and structure placement taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall submit the above

referenced arborist/biologist report to P&D for review and approval. Recommendations in this report shall be incorporated into the project prior to issuance of land use clearance for grading and tract improvements. **Monitoring:** P&D shall check all plans for incorporation of recommendations and shall site inspect as appropriate. (*Addresses Impacts BIO-25, -26, -27, -28, and -29*)

8. **Mitigation BIO-26/KS7-BIO-2:** In order to protect existing native trees such as the Coast Live Oak and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan, in conformance with the approved Open Space Management Plan. No ground disturbance including grading for buildings, access ways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:
- a. An exhibit showing the location, diameter and critical root zone of all native [and specimen] trees that are located onsite for preservation within 25 feet of ground disturbance.
  - b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to zoning clearance issuance and shall remain in place throughout all grading and construction activities.
  - c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.
  - d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.
  - e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
  - f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
  - g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
    - i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
    - ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.
    - iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

- h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- i. No permanent irrigation shall occur within the critical root zone of any native [or specimen] tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
- j. Only trees designated for removal on the approved tree protection plan shall be removed.
- k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

**Plan Requirements:** This requirement shall be recorded with the final map. Prior to zoning clearance issuance, the applicant shall submit grading plans, building plans and a tree protection and replacement plan, in conformance with the approved Open Space Management Plan, to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to zoning clearance issuance, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities. **Monitoring:** Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires Permit Compliance staff signature. (*Addresses Impact BIO-31; KS7-BIO-1*)

#### Flooding/Drainage

- 9. **Mitigation-FLD-4** (*address Impacts FLD-3, 4, 5, 7, 8, 9, 10, 12*): All development shall contribute its proportionate share of installation and maintenance for a regional retention basin. **Plan Requirements and Timing:** Prior to map recordation, all new developments shall purchase capacity within regional recharge basins as determined appropriate by the Flood Control District (flooding volumes shall be noted on all Development Plans). Prior to final map recordation, the subdivider shall annex the project into the Community Facilities District. **Monitoring:** P&D shall ensure compliance.

### Parks, Trails, Recreation and Open Space

10. **Mitigation REC-6:** With the exception of the CON/SPAN (precast) bridge system, Black Oak Drive improvements, and appurtenant structures, Lot #42 and #43 shall remain in natural, undeveloped open space per the project plans. No development except hiking trails and utility lines shall be permitted within this area. Public Trails, signage, extensive landscaping and irrigation shall be provided as specified in the project conditions of approval. The developer shall be responsible for the construction and maintenance of the open space areas for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. The applicant's offer of dedication of Lot #42, and #43 to the County as public open space shall identify maintenance responsibility and funding source, which shall be the Orcutt Community Facilities District. **Plan Requirements and Timing:** Prior to map recordation, (1) the applicant shall offer to dedicate lots #42, #43 as public open space, (2) submittals shall be reviewed and approved by Planning and Development (P&D), Parks Department and County Counsel, (3) submittals shall be docketed with the Board of Supervisors and (4) the funding mechanism shall be established. The offer to dedicate shall be reflected on the map. Signs shall be installed by the owner/developer prior to issuance of the first zoning clearance for a residential structure. **Monitoring:** P&D will ensure that the offer to dedicate lots #42 and #43 is stated on the map. (*addresses impact REC-3*).
  11. **Mitigation KS7-REC-1:** The Development Plan shall incorporate a hiking trail adjacent to the tributary of Orcutt Creek as shown in Development Plan that will connect with the proposed trail network for southeast Orcutt. The applicant shall dedicate a trail in fee to the County for public trails, as identified on approved Development Plan and Tentative Map (Exhibits 1 and 2), and shall develop the trail system including fencing and signage to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and County of Santa Barbara Community Services Department Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. **Plan Requirements:** Prior to recordation of the final map: (1) The applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approved by Planning and Development (P&D) and County of Santa Barbara Community Services Department Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the applicant to the Santa Barbara County Community Services Department Parks Division for review and approval. **Timing:** The trail system shall be constructed as part of initial tract improvements, prior to the issuance of occupancy clearance for the first residential structure. **Monitoring:** Santa Barbara County Community Services Department Parks Division staff shall site inspect to verify trail installation per requirements, and annually to monitor trail maintenance. (*addresses impact KS7-REC-1*).
- III. **CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,812**
12. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions and agreements associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
  13. **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.

14. **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.
15. **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.
16. **Map-06 Title to Common Space.** Title to the common open space areas 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.
17. **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. Common area landscaping / irrigation;
  2. 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. Recycling requirements;
  - c. Restrictions on water softeners;
  - d. 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."
18. **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.
19. **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.

20. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
21. **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.
22. 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 41 unit project in the Santa Maria Housing Market Area. The in-lieu fees total \$148,215 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%	1.025	\$72,300	\$74,107.50
Low	2.5%	1.025	\$72,300	\$74,107.50
Moderate	0%	-	-	-
Workforce	0%	-	-	-
<b>Total</b>	<b>5%</b>	<b>2.05</b>		<b>\$148,215.00</b>

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

#### IV. COUNTY RULES AND REGULATIONS


23. **Rules-01 Effective Date-Not Appealable to CCC.** This Vesting Tentative Tract Map shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit [LUDC §35.82.020].
24. **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.

25. **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.
26. **Rules-06 Recorded Map Required.** Tentative Map 14,812 shall be recorded prior to issuance of any permits for development, including grading.
27. **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.
28. **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.
29. **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.
30. **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.
31. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated April 13, 2015
  - b. Fire Department dated July 29, 2016
  - c. Flood Control Water Agency dated December 16, 2016
  - d. Community Services Department, Parks Division dated December 14, 2016
  - e. Transportation Division dated December 14, 2016
  - f. Project Clean Water dated December 13, 2016
  - g. Laguna County Sanitation District dated February 3, 2015
  - h. County Surveyor's Office dated July 26, 2016
  - i. Environmental Health Services dated December 15, 2016
32. **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;



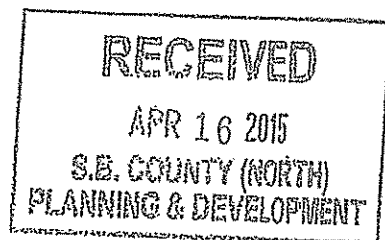
- c. Note the following on each page of grading and building plans “This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from the Addendum to the Final Environmental Impact Report 95-EIR-01;
  - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D 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.
33. **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.
  34. **Rules-36 Map/LLA Expiration.** This Tentative Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
  35. **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.



Our Vision  Clean Air

April 13, 2015

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



Re: APCD Comments on Vintage Ranch Tentative Tract Map, 15TRM-00000-00002, 15-DVP-00000-00002, and 15CUP-00000-00006

Dear Mr. Zorovich:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of the proposed Tentative Tract Map to subdivide the site into 45 lots consisting of 41 single family dwellings (SFD), 2 open space lots, and 2 lots consisting of private roads, the Development Plan for the 41 SFD and infrastructure, and the Minor Conditional Use Permit for the construction of a 8-10 foot fence or retaining walls. Grading is estimated to be 79,538 cubic yards of cut, 41,057 cubic yards of fill and 38,481 cubic yards to be exported. The subject property, a 33.07-acre parcel zoned PRD and identified in the Assessor Parcel Map Book as APN 101-400-008, is located on Black Oak Drive in the unincorporated community of Orcutt.

The APCD strongly encourages new housing communities to consider the construction of "complete streets" during the design and build-out of the proposed project. Complete Streets are streets that enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Sidewalks, pathways, trails and/or crossings in and around the development would support safe transportation and access for pedestrians and promote multi-modal transportation opportunities.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (Attachment A) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in Attachment B to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

Louis D. Van Mullem, Jr. • Air Pollution Control Officer  
260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • 805.961.8800

4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.
5. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
6. 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)
7. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Krista Nightingale,  
Air Quality Specialist  
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: David Swenk, UPC  
TEA Chron File



ATTACHMENT A  
FUGITIVE DUST CONTROL MEASURES

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

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

**Plan Requirements:** All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

**MONITORING:** Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B  
DIESEL PARTICULATE AND NO<sub>x</sub> 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](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. Timing: Measures shall be adhered to throughout grading, hauling and construction activities.

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

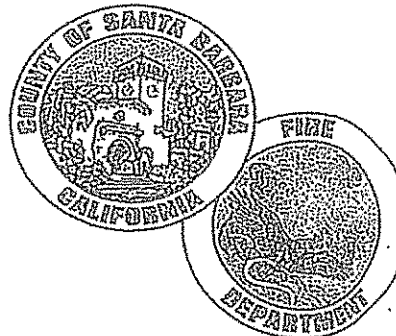
# MEMORANDUM

DATE: July 29, 2016

TO: Dana Eady  
Planning and Development  
Santa Maria

FROM: Glenn Fidler, Captain  
Fire Department *K2 for GF*

SUBJECT: APN: 101-400-008  
Permits: 15TRM-00002, 15RDN-00002, 15DVP-00002, 15CUP-00006  
Site: Black Oak Drive, Orcutt  
Project: Tentative Tract Map (Key Site 7, Vintage Ranch)



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*This Condition Memorandum Supersedes the Previous  
Condition Memorandum Dated June 18, 2015*

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

## GENERAL

1. The private roads as proposed on the plans received by the Fire Department on July 6, 2016, are acceptable as drawn.
2. Prior to map recordation, the roads and required fire hydrants shall be installed and made serviceable or bonded for installation.

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

**THE FOLLOWING CONDITIONS ARE ADVISORY ONLY AT THIS TIME  
BUT WILL APPLY AT TIME OF BUILDING CONSTRUCTION**

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

1. Fire Protection Certificates (FPC's) shall be required.

2. Prior to vertical construction, fire access and water system inspection shall be signed off by fire department.
3. Prior to first occupancy sign-off, Black Oak Road shall be completed on both ends as a through and fully accessible roadway.
4. A maintenance agreement with the Home Owners' Association shall be in place to maintain a 100 foot vegetation clearance to the east, south and north of structures on Lots 13-19, and to the west and south of structures on Lots 20-27 and Lot 41-43, as shown on the Preliminary Grading Plan dated January 23, 2015. This agreement shall require the annual mowing and brush removal of all flammable vegetation in this area for the life of the project.
5. In addition to Condition #3, create a defensible space of 100 feet (or to the property line, whichever is nearer) around all other proposed structures and any existing structure(s) on this property.
  - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
6. Access plans shall be approved by the Fire Department prior to any work being undertaken.
  - Access plans for private roadway shall require civil engineering design and certification.
  - All access ways shall be installed, made serviceable and maintained for the life of the project.
  - Surfaces shall be paved.
  - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
  - Dead-end access exceeding 150 feet shall terminate with a Fire Department approved turnaround.
  - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
7. Street signs shall be installed.
8. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
9. New fire hydrant(s) shall be installed, number to be determined.
  - The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
  - Fire hydrant(s) shall be located per Fire Department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
  - A water district permit and plan approval must be obtained prior to fire hydrant installation/upgrade. For application information, contact Golden State Water Company, 805-349-7470.

- For a municipal water system, location for fire hydrants shall be approved by the Fire Department.
- Residential fire hydrant(s) shall consist of one 4-inch outlet and one 2-1/2-inch outlet.
- 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.

10. Automatic fire sprinkler system(s) shall be installed.

11. Recorded addressing for the residences is required by the Fire Department.\*

12. Address numbers shall be a minimum height of four (4) inches.

- Address number location(s) shall be approved by the Fire Department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers 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. Reference Santa Barbara County Development Standard #7.\*

15. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new residence.

- Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

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

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

GF:kk

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





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

12/16/2016

Dana Eady, Planner  
County of Santa Barbara  
Planning & Development Department  
624 W. Foster Rd.  
Santa Maria, CA 93455

Re: 15TRM-00000-00002; Vintage Ranch  
APN: 101-400-008; Orcutt (Key Site 7)

Dear Ms. Eady:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

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

2. Design

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Provide documentation to confirm that the post-development storm water runoff generated from this site was included to be accommodated and mitigated by Regional Basin 'B'. Onsite mitigation to the 0.07 standards shall be provided lacking said documentation.
- e. Drainage from individual lots shall be designed to drain to the roadway or to a lot created for itself and dedicated to the Homeowner's Association.

\\pw\water\water\Group\WaterResources\Flood Control\Engineering\Development\DREVA\Cases\2015\15TRM-00000-00002\_Key Site 7 Vintage Ranch\Condition Letter\15TRM-00000-00002\_CND.doc  
Naomi Schwartz Building

Scott D. McCoolpin  
Public Works Director

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

Thomas D. Fayram  
Deputy Public Works Director

- f. The overland escape for the downhill cul-de-sacs shall be provided for through a lot created for itself and dedicated to the Homeowner's Association. Hydraulic capacity of the inlet, piping and overland escape shall be designed to convey the 100-year return period discharge.
  - g. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
3. Prior to Final Map Recordation/Zoning Clearance
- a. The applicant shall dedicate real property for drainage within the subdivision on the Final Map or by a separate instrument.
  - b. Off-site drainages shall be conveyed through the site separately from the storm water generated on-site, if any. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances if necessary.
  - c. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
  - d. The applicant shall post surety bonds for drainage improvements in amounts as approved and collected by the Public Works Director for work within the public right of way and/or Planning & Development for work outside of the public right of way.
  - e. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.
4. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
  - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION  
DISTRICT

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

Cc: Jon Martin, 330 E. Canon Perdido Street, Suite F, Santa Barbara, CA 93101  
Tim Walters, RRM Design Group, 3765 Higuera St., Ste 102, San Luis Obispo,  
CA 93401



**Community  
Services  
Department**  
Creating Opportunities

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



December 14, 2016

TO: Dana Eady, Planner  
 Planning & Development

FROM: Claude Garciacelay, Park Planner *[Signature]*

RE: TM14,812 / 15DP-002 Vintage Ranch (KS-7)  
 APN 101-400-008

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

Fee Condition on subdivision/residential unit development:

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 newly generated lot or dwelling unit for the purpose of providing park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the Quimby fee for each dwelling unit is \$4,364.00. Total fees due for the project are \$178,924.00 (41 units x \$4364). Fees are due prior to land use clearance. Please contact this office prior to payment to verify and determine the fee required. This office will not accept 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: Community Services Department, Parks Division, 123 E. Anapamu Street, 2<sup>nd</sup> Floor, Santa Barbara, CA 93101.

Open Space and Trails:

The applicant shall offer to dedicate to the County the Open Space and Trail areas generally as required in the OCP KS-7 standards and as approved by the decision makers. Said dedication shall be made concurrently with the recordation of the final map for the property, and shall be in conformance with property transfer requirements from the County Real Property Division.

The applicant's dedication of the open space and trail areas to the County shall identify maintenance responsibility and establish a funding source for on-going maintenance of the landscaping, trail improvements and fuel modification/management zones thereon subsequent to the expiration of the developer's responsibility for initial construction and/or establishment maintenance period per the mitigations.

Dana Eady, Planner  
TM14,812 / 15DP-002 Vintage Ranch (KS-7)  
December 14, 2016  
Page 2

An agreement for initial maintenance responsibilities and provisions for on-going funding and maintenance by the HOA for the fuel modification/management zones in the open space for the benefit of the residences shall be included in the CC&R's and in place prior to final map recordation.

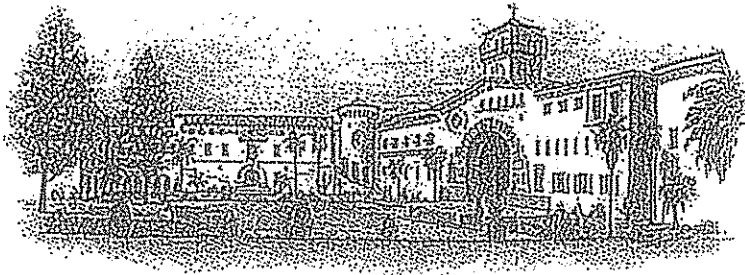
Bonds shall be posted prior to recordation of the final map to secure the construction of the trail improvements, and establishment of fuel modification/management zone; and to secure the developer's responsibility for initial construction and/or establishment maintenance period per the mitigations. The bond amount shall be based on an estimate of probable construction and maintenance cost as approved by County Parks. The bond for construction will be released upon County Park's approval and acceptance of the improvements to the open space trails and fuel modification/management zones. The maintenance bond will be released upon expiration of the developer's required initial construction/establishment maintenance period and the acceptance of maintenance by County Parks of the trails. Responsibility for fuel modification/management zones will retained by the HOA per the CC&R's.

Final design plans for trails shall be approved by County Parks and P&D, and final construction plans shall be reviewed and approved by County Parks prior to land use clearance for development. The applicant shall construct the improvements, open space trails as required to meet the intent of the development standards for Key Site 7 in the Orcutt Community Plan, the mitigation measures and in compliance with the approved plans.

Construction and development of the public open space areas and trails, and fuel modification/management zones including any amenities shall be complete, approved and accepted by County Parks prior to the issuance of occupancy permits for dwellings along the perimeter of the open space of the project.

c: County Surveyor  
Laurie Tamura, Urban Planning Concepts  
2450 Professional Pkwy., Ste. 210  
Santa Maria CA 93455  
John Martin, Martin Farrell Homes, Inc.  
330 E. Canon Perdido  
Santa Barbara CA 93101

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



December 14, 2016

TO: Dana Eady, Planner  
Development Review

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

SUBJECT: Vintage Ranch Tract Map (TM 14,812)  
Conditions of Approval (5 pages)  
Standard Conditions of Approval (5 pages)  
15TRM-00000-00002, 15DVP-00000-00002  
APN: 101-400-008, 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 \$180,441 (41 new single-family residential units \* (\$3,684/unit + \$384/EDU (Landscaped Median Fee) + \$333/Edu (Bikeway Fee))). Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

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

### Undergrounding of Utilities

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

### Sight Distance

4. Prior to zoning clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section for all roadways, both public and private.

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

### Access

5. Prior to zoning clearance, the developer shall design all driveways to provide a minimum of 20 feet between the garage door and the road right-of-way.
6. Prior to occupancy clearance, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a minimum driveway width equal to the garage door/doors unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.
7. Prior to zoning clearance, the applicant shall design and prior to occupancy clearance, the applicant shall install a pedestrian path of travel, on a minimum of one side of all roadways, to the satisfaction of Department of Public Works Traffic Section. Implementation shall comply with all State and Federal walkable community guidelines by improving multi-modal access and safety and to minimize potential pedestrian/vehicle conflicts.

Street Sections/Pavement Traffic Index

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

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

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

Encroachment/Excavation Permit

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

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

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

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

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

Traffic Controls

11. Prior to zoning clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
12. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

13. Prior to occupancy clearance, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

#### Street Lights

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 IES, RP-08 standards as determined by County staff.

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

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

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

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

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

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

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



Off-site Road Improvements

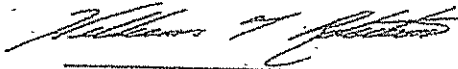
16. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

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

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

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

Sincerely,

 12/14/2016

William T. Robertson

Date

cc: 15TPM-00000-00002; 15DVP-00000-00002  
Chris Sneedon, Transportation Manager, County of Santa Barbara, Public Works Department  
F:\Group\Transportation\Traffic\Transportation Planning\Development Review\Orcutt\Vintage Ranch Tract Map 15TRM-Cond.doc

# COUNTY OF SANTA BARBARA



## DEPARTMENT OF PUBLIC WORKS

### Standard Conditions of Approval

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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

11. 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.
  12. 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.*
  13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
  14. 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.
  15. 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.
  16. 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.
17. 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.
  18. 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.
  19. 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.
  20. 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.

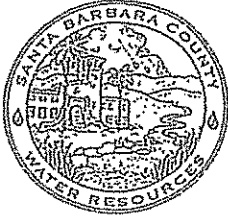
The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.

21. 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.
22. 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".
23. *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.*
24. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
25. 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.
26. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
27. 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.
28. 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.
29. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
30. *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.*
31. 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.
32. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
33. All roads shall be kept clear of mud *and/or other construction debris* during construction.
34. The Developer will be responsible for and fees required for materials retesting.

35. 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.
36. 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.
37. 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.
38. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
39. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
40. 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.
41. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
42. 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.
43. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
44. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
45. 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.
46. 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.*
47. *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.*
48. *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.*

- 49. 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, Santa Barbara, CA 93101  
(805) 568-3440 FAX (805) 568-3434  
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN  
Director

THOMAS D. FAYRAM  
Deputy Director

December 13, 2016

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

Re: 15TRM-00000-00002 Vintage Ranch (Tract Map 14,812); 15DVP-0000-00002;  
15CUP-00000-00006; APN 101-400-008

REVISED PROJECT CLEAN WATER CONDITION LETTER  
Changes indicated through strike-through

Dear Mr. Zorovich,

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

The following provisions apply to this application:

- ~~1. For application completeness, submit a revised Stormwater Control Plan that identifies how runoff is retained using LID facilities such as bioretention or dispersal to landscaping or vegetated areas. Revisions shall follow the design guidelines of the County of Santa Barbara Stormwater Technical Guide for a Tier 4 project. A revised copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities. The Vintage Ranch Design Guidelines will also be revised to satisfy the minimum requirements for Site Design measures (see also p. 3 of Central Coast Water Board Resolution No. R3-2013-0032).~~

~~The Stormwater Technical Guide and calculator can be found on the Water Resources Division website: [SBProjectCleanWater.org](http://SBProjectCleanWater.org).~~

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


The Final Stormwater Control Plan will update any changes from the application submittal, including both the site development plans and the Vintage Ranch Design Guidelines, as well as provide relevant details on the location and function of LID facilities. A separate plan sheet within the engineering plan set called Stormwater Control Plan will show the location and design features of LID facilities associated with each Drainage Management Area. The project's landscape plans may also be required to show relevant details of the LID facilities. The construction checklist in the Final Stormwater Control Plan will be updated based on the final plan set sheet numbers.

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

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

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

Sincerely,



Cathleen Garnand  
Civil Engineering Associate



LAGUNA COUNTY SANITATION DISTRICT  
SANTA BARBARA COUNTY  
620 West Foster Road  
Santa Maria, California 93455  
805\739-8750 FAX 805\739-8753

February 3, 2015

Kim Link  
Urban Planning Concepts  
2624 Airpark Drive  
Santa Maria, CA 93455

Re: Tentative Tract Map for Vintage Ranch on APN 101-400-008 (OCP Key Site 7)

Dear Kim:

Thank you for the submittal of the Tentative Tract Map for the Vintage Ranch project submitted January 23, 2015. Upon review, we have the following comments:

Tentative Map

Note that the sewer entity under UTILITIES should be Laguna County Sanitation District and that the entity referenced under #2 of the PROPOSED EASEMENTS should only be Laguna County Sanitation District.

The final map will need to dedicate and accept the rights of way of the private roads as was shown on the prior draft final map for TM 14,556. The prior proposed map had also provided for dedication and acceptance of the open space lots to accommodate sewer lines. Because the revised project only has the lift station in what is not Lot 42, a separate in fee lot should be included in the new map for the lift station. Concurrence on the new final map will be required prior to the issuance of a Laguna County Sanitation District Can-and-Will Serve letter.

Lift Station

As described in the Laguna County Sanitation District *Standard Specifications for Construction of Sanitary Sewers* the use of a lift station to convey wastewater requires the formation of a benefit zone to fund the operation, maintenance and replacement costs from the benefitting parcels. The benefit zone was already formed by the district board of directors per resolution 06-311 on October 10, 2006. However, a revised engineer's assessment report is required due to the change in the project and to update costs in order to establish initial assessments. These assessments would be billed on the tax roll in addition to the standard sewer service charge. Design of the lift station must be included with the public improvement plans and final equipment and product submittals must be approved prior to plan sign-off. In addition, one year of operating funds must be provided prior to occupancy clearance.

Scott McGolpin, Director

AA/EEO Employer  
Mark A. Schleich, Deputy Director  
[www.countyofsb.org/pwd](http://www.countyofsb.org/pwd)

Martin J. Wilder, District Manager

Plans

Revised public improvement plans must be approved prior to issuance of a Can-and-Will Serve letter. Grading plans and landscaping plans will also need to be reviewed.

Further, this letter constitutes an Availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

- The project is located within the service territory of the Laguna County Sanitation District.
- Water softening devices if used in any structure, must be canister exchange and not salt load pursuant to County Code Section Sec. 29-26.1 (Water-softening systems or devices).
- All structures must have a backwater valve per County Code Section 29-27.1 (Sewer laterals and backflow prevention devices).
- Commercial structures, if any such as recreational halls, must have separate domestic only water meters.
- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed RWQCB thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in County Code Sections 29-25 (Definitions) and 29-26 (Prohibited wastes).
- The proposed development increases sewage flows such that certain existing downstream sewer facilities near Highway 135 are impacted. See Location #8 per the *Sewer System Master Plan* which can be viewed on the County web site at: [http://cosb.countyofsb.org/uploadedFiles/pwd/RRWMD/200906\\_LCSD%20Master%20Plan.pdf](http://cosb.countyofsb.org/uploadedFiles/pwd/RRWMD/200906_LCSD%20Master%20Plan.pdf). This project will be conditioned to fund its fair share of the required improvements in order to provide the capacity enhancements currently estimated at \$18,893.47.
- The District has adequate treatment and disposal capabilities to serve the project.

Permits for Service and a Can-and-Will Serve letter authorizing final map recordation will be issued indicating that the project can be served upon demand and without exception and that all financial arrangements have been made to the satisfaction of the District when:

1. Plan check, inspection and trunk line fees for the Dutard-Solomon and Bradley Solomon trunk line extensions have been paid. The fees, based on the current (prior to July 1) rates and fees ordinance are estimated as follows:

Plan check (initial deposit):	\$500.00
Sewer line inspection and testing (estimated):	\$6,658.00
Permit fees:	\$100.00
Dutard-Solomon trunk line (41 SFR):	\$38,991.00

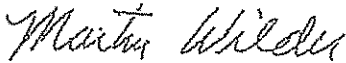
<u>Bradley-Solomon trunk line (41 SFR):</u>	<u>\$90,118.00</u>
Total at this time:	\$136,367.00

2. Final improvement plans (and submittals) have been approved (signed). Please provide two copies of the final signed plans for inspection purposes.

Connection fees (currently \$6,704 for SFR per the 2014-2015 rates and fees ordinance and subject to change each July 1) will be due before occupancy approval will be issued by the Building & Safety Division. Sewer service charges are also due at occupancy based on the prorated amount of the annual charge from the occupancy date through June 30. The annual charge is currently \$813.04 per SFR (also subject to change each July 1). Thereafter, the annual sewer service charge will be billed on the tax roll for the parcel.

Please contact me at 739-8755 or [mwilder@cosbpw.net](mailto:mwilder@cosbpw.net) for any questions you may have.

Sincerely,



Martin Wilder, P.E.  
Laguna County Sanitation District Manager

~~Copy:~~ ~~John Zorovitch, P&D,~~  
~~Paul Jenzen, EHS~~  
~~Russ Garrison, Bethel Engineers~~  
File: Vintage Ranch on KS 7

# Memorandum

Date: July 26, 2016  
To: Matt Young Chair of Subdivision/Development Review Committee  
From: E. Teñell Matlovsky, Survey Supervisor *EM*  
County Surveyor's Office  
Subject: Vintage Ranch Tract Map  
15TRM-00000-00002 / TM 14,812  
Santa Maria, Santa Barbara  
APN : 101-400-008  
CC: Dana Eady & John Zorovich, Planners; TT14812 Project File



4th review of the submitted Tentative Tract Map reveals the following items to be addressed:

## Chapter 21 - Land Division - Article I – Subdivisions:

1. On map sheets C-1, in the Sheet Index list, correct the spelling of "VESTING".
2. On map sheets C-1 & C-4, update the reference to the updated Preliminary Title Report including the effective date, and the title company's name with the "Title Number".
3. On map sheet C-4, show all existing and proposed easements, the location, width, nature, and status and label with their record data; where of record, each shall be clearly identified by reference to the accompanying Preliminary Title Report. Any easements of record that are not locatable should be listed as such on the map. The map shows an existing Utility Easement Area South of Lot 34 but it is not labeled or referenced to the recorded instrument with reference to the updated Preliminary Title Report item 8 that contains it. Show and list the easements from instrument 2004-028259 (PTR item 8), PTR item 9 listed in the updated Preliminary Title Report dated June 14, 2016 refers to an agreement for an easement appurtenant to the property but is not referenced. Label said easement, location, nature and width on the map. Reference the title report item number and list the recording information.
4. On map sheet C-4, add labels for the adjacent tracts bounding this tentative tract; on the West, TRACT 10,151 UNIT #7 MAP BOOK 57 PAGES 90-91; on the South, TRACT 14,636 MAP BOOK 200 PAGES 93-99; on the East, TRACT 14,303 MAP BOOK 200 PAGES 58-61.
5. On map sheet C-4, show with widths and record references for all existing roads, streets, street intersections abutting the boundaries of the subdivision; Label and dimension Stubblefield Road. Dimension the abutting portions of Black Oak Drive.
6. Please have the surveyor responsible for preparing the map sign, date, and seal the map as required by Professional Land Surveyors Act section 8761.

Please refer to Santa Barbara County Code, Chapter 21, Section 21-8 for requirements stated above.

Once all the above items have been addressed, please ask the applicant to submit a revised Tentative Map with revised preliminary title report for further review. Should you have any questions or comments, please contact our office.

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: Dana Eady, Planner  
Planning & Development Department  
Development Review Division

FROM: Dana Solum  
Environmental Health Services

DATE: December 15, 2016

SUBJECT: Case No. 15TRM-00000-00002, 15DVP-00000-00002, and 15CUP-00006  
Owner: Mesa Verde Development Partners II, LLC  
Assessor's Parcel No. 101-400-008 (TM14,812), zoned PRD,  
located at Stubblefield Road, Orcutt.

Case no. 15TRM-00000-00002 represents a request to subdivide the 33.07 acre site into 45 lots consisting of 41 single family dwellings, two open space lots and two lots consisting of private roads which will be maintained by a homeowners association.

Case no. 15DVP-00000-00002 represents a request to development 41 single family dwellings, associated infrastructure including open space, two access roads and onsite detention areas.

Case no. 15CUP-00000-00006 represents a request to allow the construction of an 8 to 10 foot fence/retaining wall.

Domestic water supply is proposed to be provided by Golden State Water Company.

Sewage disposal is proposed to be provided by Laguna County Sanitation District.

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

Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.

Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service have been made to the satisfaction of the district and Environmental Health Services.

Prior to Recordation, Environmental Health Services shall approve written notice from Laguna County Sanitation District indicating that said sanitary district can and will provided municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of such service have been made to the satisfaction of the sanitary district and Environmental Health Services.



---

Dana Solum, REHS  
Environmental Health Specialist

---

cc: Jon Martin, Mesa Verde Development Partners II, LLC  
David Swenk, Urban Planning Concepts

LU-5267

## ATTACHMENT B.2: Conditions of Approval

### Vintage Ranch Final Development Plan

Case No. 15DVP-0000-00002

Date: January 11, 2017

#### 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 A-H, dated January 11, 2017, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

**Final Development Plan:** A Final Development Plan (Case No. 15DVP-00000-00002) for the future development of 41 market rate single family residences, associated infrastructure including open space, access drives, and onsite detention areas. The Development Plan includes Design Guidelines for architectural design of the homes. Proposed setbacks and height limits for homes on individual lots would be required as stated in the approved Design Guidelines. Development of the tract includes associated residential accessory development within the project, a preliminary grading and drainage plan with roads and utilities, landscaping plan, lighting plan, fencing plan, and an open space management plan for open space areas that would be dedicated to the County. Common area landscaping would be provided in disturbed areas outside the private lots and along Black Oak Drive. The existing stream crossing along Black Oak Drive would be improved with a CON/SPAN (precast) bridge system. The proposed bridge would allow for ample clearance for wildlife movement and pedestrian access along the proposed hiking trail, as well as conveying stream flows.

**Affordable Housing:** An "Agreement to Provide Affordable Housing" was recorded against the property by the previous developer. The applicant is requesting to terminate this agreement and would comply with the County's Inclusionary Housing Ordinance by paying in-lieu fees for affordable housing.

**Open Space and Amenities:** Approximately 55.8% of the site is to remain in open space that would be dedicated to the County. A multi-use trail, consistent with the location of trail GR-1 identified in the Orcutt Community Plan would be developed within the open space area, and would be dedicated to the County concurrent with the designated open space. A proposed Habitat Management and Restoration Plan would provide measures for the restoration and replacement of onsite oaks and other sensitive native habitat impacted by the project. Measures in the plan include but are not limited to the removal of existing invasive plants, protection of existing oaks and other sensitive native habitat, and the regeneration and supplement planting of oaks as annotated on the Landscaping Plans.

**Grading and Drainage:** Grading for the tract development, including roads and pads for homes is estimated at 87,200 cubic yards of cut, and 18,400 cubic yards of fill balanced onsite. Stormwater run-off from lots 1 through 37 would be conveyed to the street and then out to two concrete overland escapes and directed into the creek. Stormwater run-off from lots 38 to 41 would be directed to a storm drain on Black Oak Drive and then infiltrated into the creek. Stormwater would then be transported via the creek to Regional Basin B, which was approved with development on Key Site 5 (Jensen's Crossing) and was designed to accommodate the flows from Key Site 7.

**Landscaping:** Project landscaping includes the installation of a mixture of native, drought tolerant trees and shrubs to be installed along Black Oak Drive. A hydromulch mixture

comprised of annual native California species would be spread on hillsides along the perimeter of the site and adjacent to open space areas.

**Access:** Access for the single family lots would be provided from two 37-foot-wide private drives that connect to Black Oak Drive. Lots 38-41 would take access directly off of Black Oak Drive.

**Utilities and Service:** Water would be provided by Golden State Water Company. Sewer service would be provided by Laguna County Sanitation District. Electrical service would be provided by PG&E, gas service by SOCAL Gas, telephone by Verizon, and digital services by Comcast.

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

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

## II. MITIGATION MEASURES FROM 95-EIR-01

### Biological Resources

3. **Mitigation BIO-1/BIO-20/ KS7-BIO-6:** Black Oak Road shall be constructed in a manner that minimizes filling within the Orcutt Creek tributary and that completely avoids or minimizes removal of riparian vegetation. Bridges over major creeks, streams and within wildlife corridors under the open space overlay shall be constructed with maximum vertical clearance for adequate wildlife passage as determined by Planning and Development in consultation with Public Works. A minimum 6-foot vertical clearance above the channel should be the minimum, unless flood flows or topography dictates a different height. If a span bridge is not feasible, a box culvert (or other less intrusive structure) shall be designed to permit wildlife passage. The bridge shall be designed to maintain the area's rural character through the use of stone, rough hewn timbers or other rustic materials. **Plan requirements and Timing:** Prior to map recordation, specifications for the bridge design shall be submitted and approved by Public Works, Flood Control and P&D. The Bridge shall be constructed to approved specifications prior to issuance of the first zoning clearance for the first residential structure. **Monitoring:** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works. (*Addresses Impacts BIO-1, 2, 3, 4, 19, 21 and 22; KS7-BIO-3*).
4. **Mitigation BIO-3/ KS7-BIO-3:** Implementation of the Open Space Management Plan (Rincon Consultants, June 2016), and Biological Resources Assessment (Rincon Consultants, June, 2016) shall be required to offset disturbance to riparian and oak woodland habitats and wildlife from project improvements. The Plan shall use native trees and shrubs, including but not limited to, coastal live oaks, black cottonwoods and elderberry. The intent of this condition is to allow establishment of re-vegetated areas in a natural manner that will not require long-term maintenance, except as required for fire safety purposes within established fire buffers. Success



criteria should be clearly stated. **Plan Requirements and Timing:** a Final Open Space Management Plan shall be prepared by a Planning and Development (P&D) - qualified biologist and reviewed and approved by P&D and the County Fire Department prior to map recordation. The plan should clearly state who will fund and be responsible for long-term maintenance, who will monitor for success, and specific remedial measures. Installation shall be completed prior to zoning clearance issuance for the first residential structure. **Monitoring:** P&D Permit Compliance to monitor restoration in accordance with the approved restoration plan. (*Addresses Impacts BIO-1 through 5, 8 through 12, 15, 17, 18, 19, 21 and 22; KS7-BIO-1*)

5. **Mitigation BIO-9:** All trails shall be sited and designed to minimize removal of native vegetation. To the maximum extent feasible, trails shall follow existing dirt road and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species. Signage shall be placed alongside the trails providing educational and interpretive information. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the development plan, the applicant shall submit specifications and biological reports for trails and off-road bicycle paths for review and approval by Planning and Development (P&D) and Park Department. Trails and the bicycle path shall be completed prior to zoning clearance issuance for the first residential structure. **Monitoring:** P&D Permit Compliance to monitor installation in accordance with the approved plans. (*Addresses Impact BIO-8 and -9*)
6. **Mitigation BIO-10:** All sewer trunk line extensions shall be constructed with a minimum of 50 feet between the inside edge of the construction zone and the dripline of riparian and marsh vegetation. **Plan requirements and Timing:** Prior to map recordation, specifications for the sewer trunk line shall be submitted and approved by Public Works, and P&D. The sewer trunk line shall be constructed to approved specifications prior to zoning clearance issuance for the first residential structure. **Monitoring:** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works. (*Addresses Impact BIO-10 and -11*)
7. **Mitigation BIO-23, -24:** Riparian vegetation, including, but not limited to sandhill chaparral, central dune scrub, oak woodlands and central coastal sage scrub shall be preserved in conformance with the approved Open Space Management Plan. A minimum buffer of 50 feet from the dripline of riparian vegetation shall be maintained, where feasible. Development adjacent to these areas shall employ setbacks, native landscape buffers and restoration of degraded areas including any impacted rare species. The applicant shall hire a P&D-qualified arborist/biologist to evaluate all proposed riparian vegetation removals within 25 feet of potential ground disturbances. The arborist/biologist report shall present biologically favorable options for access roads, utilities, drainages and structure placement taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall submit the above referenced arborist/biologist report to P&D for review and approval. Recommendations in this report shall be incorporated into the project prior to issuance of land use clearance for grading and tract improvements. **Monitoring:** P&D shall check all plans for incorporation of recommendations and shall site inspect as appropriate. (*Addresses Impacts BIO-25, -26, - 27, - 28, and -29*)
8. **Mitigation BIO-26/KS7-BIO-2:** In order to protect existing native trees such as the Coast Live Oak and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan, in conformance with the approved Open

Space Management Plan. No ground disturbance including grading for buildings, access ways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

- m. An exhibit showing the location, diameter and critical root zone of all native [and specimen] trees that are located onsite for preservation within 25 feet of ground disturbance.
- n. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The applicant shall place signs stating “tree protection area” at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to zoning clearance issuance and shall remain in place throughout all grading and construction activities.
- o. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.
- p. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.
- q. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
- r. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
- s. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
  - iv. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
  - v. Any trenching required within the critical root zone of a protected tree shall be done by hand.
  - vi. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
- t. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- u. No permanent irrigation shall occur within the critical root zone of any native [or specimen] tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
- v. Only trees designated for removal on the approved tree protection plan shall be removed.

- w. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- x. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

**Plan Requirements:** This requirement shall be recorded with the final map. Prior to zoning clearance issuance, the applicant shall submit grading plans, building plans and a tree protection and replacement plan, in conformance with the approved Open Space Management Plan, to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to zoning clearance issuance, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities. **Monitoring:** Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires Permit Compliance staff signature. (*Addresses Impact BIO-31; KS7-BIO-1*)

## Geology/Soils

9. **Mitigation GEO-2, 3, -4, -5, -7, -8, -9, -10, -11; KS7-GEO-1, -2, -3, -4; and FLD-11** (*addresses Impacts GEO- 1, -2, -3, -4; KS7-GEO-1, -2, -3; and FLD-4, 5, 6, 7, 8, 10, and 11; BIO-28*):

A grading, erosion control, and drainage plan which minimizes erosion/sedimentation and unstable slopes shall be implemented, including the following:

- a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, sand bags, etc. shall be used to prevent erosion on slopes and siltation during grading and construction activities.
- b. Graded areas shall be re-vegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If necessary, as determined by Planning and Development (P&D), irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
- c. Exposed areas shall be watered at the end of each work period or more frequently as conditions require.

- d. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a P&D Building & Safety approved erosion control plan is in place and all measures therein are in effect.
- e. After construction of tract improvements and until construction of individual homes, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the P&D Grading Division and Air Pollution Control District.
- f. Where necessary, site preparation shall include the removal of all or a portion of the collapsible soils and replacement with compacted fill, or pre-collapsing of the on-site soils by ponding water prior to construction of homes.
- g. Where necessary, construction on transitional lots shall include overexcavation to expose firm subgrade, use of post tension slabs in future structures, or other geologically acceptable method.
- h. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
- i. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading.
- j. All surface water runoff shall be culverted and diverted to avoid exposed slopes and directed to the nearest natural drainage channel across an energy-dissipating outfall.
- k. Drainage outlets into the creek channel shall be constructed in a manner which causes outlet flow to approximate the general direction of natural stream flow. Energy dissipators beneath outlet points shall be incorporated where appropriate, and designed to minimize erosion.
- l. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.
- m. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill.
- n. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively.
- o. Cut and fill benches shall be constructed at regular intervals.
- p. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots.
- q. A detailed geological and soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the P&D Building and Safety Division. The study shall be submitted for review and approval by Building and Safety.
- r. Ground disturbances and development on slopes of 20 percent or greater shall be avoided, unless such avoidance would prohibit development.
- s. All new development shall be sited in close proximity to the nearest access road to minimize the need for new roads/driveways, where such roads/driveways would require substantial grading.

- t. The applicant shall post a bond with the County and hire a P&D-qualified geologist or soils engineer prior to land use clearance for grading, and to ensure that erosion is controlled and geologic mitigation measures are properly implemented.

**Plan Requirements:** Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of grading plans shall be implemented prior to occupancy clearance. **Monitoring:** Permit Compliance will photo document re-vegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

10. **Mitigation GEO-6:** Landscape plans shall be required for all new development in areas of sandy soils to ensure revegetation of graded areas. All landscape plans shall be reviewed by the County BAR; landscape securities (bonds) shall be required unless expressly waived by P&D. (*addresses Impact GEO-1 and 2*)

**Landscape Requirements:** Two performance securities shall be provided by the applicant prior to zoning clearance issuance, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for three (3) years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security two (2) years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced 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. The installation security shall guarantee compliance with the provision below:

- a. Installation of all landscaping and irrigation with timers in accordance with the approved landscape plan prior to occupancy clearance.

**MONITORING:** P&D shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

### Flooding/Drainage

11. **Mitigation-FLD-4** (*address Impacts FLD-3, 4, 5, 7, 8, 9, 10, 12*): All development shall contribute its proportionate share of installation and maintenance for a regional retention basin. **Plan Requirements and Timing:** Prior to Map Recordation, all new developments shall purchase capacity within regional recharge basins as determined appropriate by the Flood Control District (flooding volumes shall be noted on all Development Plans). Prior to final map recordation, the subdivider shall annex the project into the Community Facilities District. **Monitoring:** P&D shall ensure compliance.
12. **Mitigation-FLD-7, 8** (*addresses Impacts FLD-3, 4, 6, 8, and 11*): To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on

the site, building, grading and landscape plans. The plans shall be submitted to P&D for review prior to zoning clearance issuance. **Monitoring:** P&D shall site inspect for installation.

13. **Mitigation-FLD-10** (*addresses Impacts FLD-3, 4, 6, 8, and 11*): Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. **Plan Requirements:** Plans shall be submitted for review and approval by P&D and Flood Control prior to issuance of zoning clearance for grading. **Timing:** Structures shall be installed during grading operations. **Monitoring:** P&D staff shall ensure construction according to plan.

#### Water Resources

14. **Mitigation WAT-4** (*addresses Impacts WAT-1 and 2*): The County requires that the maximum feasible water conservation measures be included in all new development projects. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to occupancy clearance the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscape and irrigation shall be installed.

**MONITORING:** Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

#### Archaeological Resources

15. **Mitigation ARCH-1/KS7-ARCH-1:** All development within the boundaries of the known historic site shall be avoided and the site contained in the open space easement to avoid damage. This area shall be seeded with shallow rooted vegetation. Capping the site may be permitted when avoidance of the site is not feasible. 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. **Plan Requirements and Timing:** Prior to zoning clearance issuance for development, the County of Santa Barbara shall retain a County of Santa Barbara-qualified archaeologist funded by the applicant to review and approve the final Phase 2 report. The County of Santa Barbara shall approve the Open Space Overlay and/or application for an open space easement prior to zoning clearance issuance for development. **Monitoring:** Planning and Development shall review the plan and ensure recommendations are carried out prior to issuance of zoning clearance and shall field check development operations.
16. **Mitigation ARCH-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 issuance of zoning clearance. **Monitoring:** Planning and Development shall review the

Extended Phase 1 subsurface program and ensure that recommendations are carried out prior to issuance of zoning clearance and shall field check development operations.

17. **Mitigation ARCH-3:** If avoidance of potentially significant archaeological sites is not possible, a Phase 2 subsurface testing program shall be completed prior to issuance of zoning clearance 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, 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 curation of all artifacts and records detailing the results of the investigations at a County – approved curation 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 zoning clearance issuance: 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 curation 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 curation facility stating that the Final Phase 2 report and associated collections and associated documentation have been accepted for curation.

18. **Mitigation ARCH-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 zoning clearance issuance for development. The data recovery plan shall include a map and tabular information showing the location and quantifies the area ( $m^2$ ) 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 curation that shall be returned upon completion of all mitigation requirements pursuant to the approved contract. All curation 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 curation facility indicating that all required materials have been accepted for curation.

19. **Mitigation ARCH-5:** All earth disturbances including scarification and placement of fill within archaeological sites 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 zoning clearance issuance for 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 or, if a Phase 3 report is not required, in a standalone monitoring report to be submitted prior to issuance of the first Building Permit for the project.

**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.

20. **Mitigation ARCH-6:** In the event an archaeological site is encountered, the site 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 treated in accordance with Mitigation Measures ARCH-3 and ARCH-4 and the provisions of the County Cultural Resources Guidelines. **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 activities. **Monitoring:** Planning and Development shall verify installation of



fencing by reviewing documentation or by site inspection prior to issuance of zoning clearance for structures and ensure fencing is in place throughout grading and construction through site inspections.

21. **Mitigation ARCH-7:** 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 zoning clearance issuance. **Monitoring:** Planning and Development shall review the cultural resources sign plan and ensure that signs are erected in approved locations prior to zoning clearance issuance for the first phase of development.
22. **Mitigation ARCH-8:** 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 overall project grading and building activities. **Monitoring:** Planning and Development shall review the study and ensure recommendations are carried out prior to zoning clearance issuance and shall field check development operations.
23. **Mitigation ARCH-10.** 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, in accordance with the provisions of CEQA Guidelines Section 15064.5 (f). 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 shall be treated according to procedures set forth in the Archaeological Resource Protection Act and implementing regulation (43 CFR Part 7), CEQA Guidelines Sections 15064.5 (e), 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 the most current provisions of CEQA, the 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 activities. **Monitoring:** Planning and Development shall check plans prior to zoning clearance issuance and shall field check development operations.

#### Traffic/Circulation

24. **Mitigation KS7-CIRC-1, 2, and 3: Traffic/Circulation Fees.** 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 (DIMF) to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted

mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$180,441.00 (January 11, 2017). This is based on a project type of a subdivision for 41 new single family dwellings. **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st). **Monitoring:** Compliance shall be monitored by P&D. (*addresses impact KS7-CIRC-1, 2, 3, and 4*)

### Fire Protection

25. **Mitigation FIRE-2, -3, -6, -7, -8, -9, 10, -11, -13, 14, -15, KS7-FIRE-1, and BIO-15 and -16:** The following fire protection measure shall be implemented to minimize fire hazards: (*addresses Impacts FIRE-1, 2, 4 5 and BIO-17 and -18*)
- a. *Fees.* Fire protection fees shall be paid.
  - b. *Structural Requirements.* All new development shall adhere to building standards as outlined in the Uniform Fire Code, unless directed otherwise by the Fire Department. Building materials for all structures including residences, fences and accessory structures shall be constructed of fire resistant materials: P&D Building & Safety Class A roofing (i.e. non-combustible tile or asphalt composite shakes) shall be required for all future on-site 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. Buildings over 5,000 square feet shall install sprinkler systems.
  - c. *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 turn-arounds.

**Plan Requirements:** Fire protection components, including primary and secondary access routes, landscape plans, and structural requirements shall be submitted to Planning and Development (P&D) and the Fire Department for review and approval prior to zoning clearance issuance. 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. Fire protection fees 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 1<sup>st</sup>). 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, and as needed for vegetation management.

### Schools

26. **Mitigation SK7-SCH-1:** The developer shall contribute the maximum fees allowable to the Orcutt Union School District and Santa Maria Joint Union High School District pursuant to State Law. **Plan Requirements and Timing:** Documentation of payment shall be provided by the developer prior to issuance of building permits. **Monitoring:** Permit Compliance to verify payment of the school fees. (*addresses impact KS7-SCH-1*)

## Solid Waste

27. **Mitigation SW-1 & SW-2** (*addresses Impacts SW-1, SW-2, SW-3 and KSI-SW-1*), The project shall be served by a recycling service which provides pick-up service of all accepted recyclable materials. If such a service is not available the applicant shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:
- Implementation of a green waste source reduction program or evidence that the contracted gardening service recycles green waste and the use of mulching mowers in all common open space lawns.
  - Implementation of a curbside recycling program or participation in an existing program to serve the new development. If it is determined by Planning and Development that the 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 to contract with the Community Environmental Council or some other recycling service acceptable to Planning and Development to implement a project-wide recycling program.
  - Development of a plan for accessible collection of materials on a regular basis.

**Plan Requirement and Timing:** The applicant shall submit a "Can-and-Will serve" letter from a resource recycling company that indicates service to the project will be provided. If service is unavailable the applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to zoning clearance issuance. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project. **Monitoring:** P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

28. **Mitigation SW-4** (*addresses Impacts SW-1, SW-2, and SW-3*): To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to zoning clearance issuance, applicant shall designate and provide to Planning and Development 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 Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities. **Monitoring:** Permit Compliance staff shall inspect periodically throughout grading and construction activities.

## Visual Resources/Open Space

29. **Mitigation VIS-2/BIO-6/ KS7-BIO-5: Mitigation VIS-2/BIO-6/ KS7-BIO-5:** Exterior lighting shall be designed and constructed in such a manner to direct light overflow away from the open space areas. All exterior lighting features within 100 feet of the Open Space Overlay shall be directed away from adjacent habitat areas and shall use hoods/shields and low-intensity lighting. Essential security lighting within or adjacent to open space areas shall be hooded/shielded to minimize the spread of light. Night lighting shall not be permitted within or immediately adjacent to designated wildlife corridor areas unless essential for public safety. **Plan Requirements and Timing:** The applicant shall submit a final street light plan, and Development Plan Design Guidelines including exterior lighting requirements to Planning and Development (P&D) and Board of Architecture Review for review and approval prior to land

use clearance for the final development plan. **Monitoring:** P&D Compliance staff shall check compliance upon completion of tract improvements, and as needed to ensure that exterior lighting fixtures have been installed in accordance with the approved Lighting Plan. (*addresses Impacts VIS-2 and VIS-17 and BIO-1, 2, 3 and 4; KS7-BIO-2*).

30. **Mitigation VIS-4/Mitigation KS7-VIS-2/GEO-9/BIO-28/ KS7-BIO-4:** Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the semi-rural character of the surroundings and the planned rural estate styles of architecture, and with identified biological resource protection and fire prevention considerations. Landscaping on lots 1-41 shall be maintained for the life of the project. Landscaping on the edge of open space areas shall include trees and shrubs native to the Santa Maria Valley. All trees used for screening purposes along Black Oak Drive shall be installed at sufficient sizes (i.e., 5 gallon trees, and 1 gallon shrubs) to effectuate immediate screening of the project site. Native vegetation only shall be replanted in open space areas to screen the road from the trail. The perimeter of residential development shall be delineated by a low fence and landscaped with native vegetation and native oak trees to screen residences from the Open Space area. **Plan Requirements and Timing:** Prior to land use clearance for the final development plan, the applicant/owner shall (1) agree to install required landscaping and water-conserving irrigation systems and maintain required landscaping for 3-years for landscaping along Black Oak Drive and for the life of the project for private landscaping on lots 1-41; (2) submit four copies of a final landscape and water-conserving irrigation plan to Planning and Development (P&D) for review and approval by Fire Department and P&D; (3) submit documentation of plan for landscape maintenance for landscaping along Black Oak Drive, including responsible party(s) and funding mechanism(s), to P&D for review and approval; (5) submit a landscaping/irrigation system performance security in an amount approved by P&D for installation and maintenance of required tract landscaping. Tract landscaping and irrigation shall be substantially complete prior to occupancy clearance of the first residential structure. **Monitoring:** Prior to occupancy clearance for the first residential structure, P&D Permit Compliance staff shall photo document landscape/irrigation installation along Black Oak Drive. Private lot landscaping/irrigation (lots 1-41) shall be installed and photo documented by Permit Compliance prior to occupancy clearance. P&D Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature. (*addresses Impacts VIS-4, VIS-5, VIS-10, VIS-15, VIS-16, GEO-2, BIO-33; KS7-BIO-1*).
31. **Mitigation VIS-6/ VIS-7:** Residential development located adjacent to areas within the open space overlay shall be sited and designed in such a manner to consider fire protection and enhance the visual character of the overlay area through use of landscape buffers, shielding of night lighting, screening of parking areas, unit orientation, etc. In semi-rural areas, natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. Under stories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Retaining walls shall be landscape to provide screening from adjacent open space areas, using native species where appropriate. **Plan Requirement:** The applicant or project developer shall submit architectural plans and a color board for residential structures to the Board of Architectural Review and P&D for review and approval prior to zoning clearance issuance. Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance. **Monitoring:** P&D shall inspect structures prior to occupancy clearance. (*addresses Impact VIS-6 and 9*).

32. **Mitigation REC-6:** With the exception of the CON/SPAN (precast) bridge system, Black Oak Drive improvements, and appurtenant structures, Lot #42 and #43 shall remain in natural, undeveloped open space per the project plans. No development except hiking trails and utility lines shall be permitted within this area. Public Trails, signage, extensive landscaping and irrigation shall be provided as specified in the project conditions of approval. The developer shall be responsible for the construction and maintenance of the open space areas for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. The applicant's offer of dedication of Lot #42, and #43 to the County as public open space shall identify maintenance responsibility and funding source, which shall be the Orcutt Community Facilities District. **Plan Requirements and Timing:** Prior to map recordation, (1) the applicant shall offer to dedicate lots #42, #43 as public open space, (2) submittals shall be reviewed and approved by Planning and Development (P&D), Parks Department and County Counsel, (3) submittals shall be docketed with the Board of Supervisors and (4) the funding mechanism shall be established. The offer to dedicate shall be reflected on the map. Signs shall be installed by the owner/developer prior to issuance of the first zoning clearance for a residential structure. **Monitoring:** P&D will ensure that the offer to dedicate lots #42 and #43 is stated on the map. (*addresses Impact REC-3*).
33. **Mitigation KS7-REC-1:** The Development Plan shall incorporate a hiking trail adjacent to the tributary of Orcutt Creek as shown in Development Plan that will connect with the proposed trail network for southeast Orcutt. The applicant shall dedicate a trail in fee to the County for public trails, as identified on approved Development Plan and Tentative Map, and shall develop the trail system including fencing and signage to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and County of Santa Barbara Community Services Department Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. **Plan Requirements:** Prior to recordation of the final map: (1) The applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approved by Planning and Development (P&D) and County of Santa Barbara Community Services Department Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the applicant to the Santa Barbara County Community Services Department Parks Division for review and approval. **Timing:** The trail system shall be constructed as part of initial tract improvements, prior to the issuance of occupancy clearance for the first residential structure. **Monitoring:** Santa Barbara County Community Services Department Parks Division staff shall site inspect to verify trail installation per requirements, and annually to monitor trail maintenance. (*addresses impact KS7-REC-1*).

### III. PROJECT SPECIFIC CONDITIONS

34. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall comply with the approved design guidelines. **TIMING:** The Owner/Applicant shall submit the design guidelines for review, and shall obtain final BAR approval prior to zoning clearance issuance. Single family dwellings shall be designed in accordance with the BAR approved design guidelines and shall obtain final BAR approval prior to issuance of zoning clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

35. **Aest-07 Understories and Retaining Walls.** Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D for review and approval. **TIMING:** Plans shall be submitted prior to issuance of zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.
36. **Aest-09 Construction Clean-up.** The developer shall clear the project site of all excess construction debris. **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.
37. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is dark sky compliant. All lighting shall be of low intensity, low glare design, minimum height, and shall be fully hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** 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. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit or Coastal Development Permit 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.
38. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
  - Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
  - When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
  - Order increased watering as necessary to prevent transport of dust off-site.
  - Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
  - If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.
- PLAN REQUIREMENTS:** These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall

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

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

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

39. **Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.
40. **Landscap-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 zoning clearance issuance, the Owner/Applicant shall record a buyer notification that repeats the condition 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.
41. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, file 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.

42. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction and shall be located at a minimum of 50 feet from occupied residences and. **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.
43. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite. 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
44. **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 grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.
45. **SolidW-03 Solid Waste-Construction Site.** 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.

46. **WatCons-01 Water Conservation-Outdoor.** To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

- a. Landscaping that reduces water use:
  - i. Landscape with native and/or drought tolerant species.
  - ii. Group plant material by water needs.
  - iii. Turf shall constitute less than 20% of the total landscaped area.
  - iv. No turf shall be allowed on slopes of over 4%.
  - v. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
- b. Irrigation that reduces water use.
  - i. Install soil moisture sensing devices to prevent unnecessary irrigation.
  - ii. Install separate landscape meters for common area and open space landscaping areas (plumbing permit required).
  - iii. Install drip irrigation or other water-conserving irrigation.

**PLAN REQUIREMENTS:** The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance of zoning clearances. **TIMING:** The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

47. **WatCons-02 Water Conservation-Indoor.** Indoor water use shall be limited through the use of the following measures:

- a. Re-circulating, point-of-use, or on-demand water heaters shall be installed.
- b. Water efficient clothes washers and dishwashers shall be installed.
- c. Self regenerating water softening shall be prohibited in all structures.
- d. Lavatories and drinking fountains shall be equipped with self-closing valves.
- e. Pool(s) shall have pool cover(s)

**PLAN REQUIREMENTS:** The Owner/Applicant shall include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval. **TIMING:** Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall demonstrate compliance with all required indoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance.

48. **WatCons-03 Water Conservation in Landscaping.** The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of zoning clearance, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a [Residential Water Authorization Supplemental application or Water Efficient Landscape Ordinance Supplemental application, as appropriate to the size of the landscape area]. **TIMING:** The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to zoning clearance issuance. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance. **MONITORING:** Permit Compliance shall check in the field prior to Final Building Inspection Clearance. **PLAN REQUIREMENTS:** The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.

49. **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 may 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, 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.
50. **WatConv-01 Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:
- 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.
  - Apply concrete, asphalt, and seal coat only during dry weather.
  - Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
  - Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.
- PLAN REQUIREMENTS:** The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.
51. **WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.
52. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area 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 zoning clearance, land use, grading, and building 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.

53. **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 daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all zoning clearance, land use, grading and building 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.
54. **WatConv-07 SWPPP.** The Owner/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 issued by the California Regional Water Quality Control Board. **TIMING:** Prior to issuance of zoning clearance, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **MONITORING:** P&D permit processing planner shall review the documentation prior to zoning clearance issuance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.
55. **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 creek and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Creek"). 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.
56. **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 two-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.

57. **Special Condition – Hazardous Materials.** A Phase One Site Assessment shall be conducted and submitted to P&D for review prior to issuance of a grading permit. If the Phase One Site Assessment determines there is indication of existing contamination, a monitor trained in identification of contaminated soil shall be present during the initial rough grading of the site. The monitor shall be current with respect to Cal OSHA 40-hour training for hazardous materials. **Plan Requirements:** This requirement shall be identified as a note on the grading plan. If determined to be necessary by the Phase One Site Assessment, a scope of work and contract between the applicant/contractor and the contamination specialist monitor shall be provided to P&D. **Timing:** A Phase One Site Assessment shall be reviewed and approved by P&D prior to issuance of zoning clearance for grading. **MONITORING:** P&D shall inspect during grading to verify compliance with condition. A construction monitoring report shall be provided for P&D review and approval.

#### IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

58. **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 11, 2017.
59. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
60. **Rules-18 CUP and DVP Revisions.** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

## V. COUNTY RULES AND REGULATIONS

61. **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].
62. **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.
63. **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.
64. **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.
65. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the Santa Barbara County Land Use and Development Code.
66. **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.
67. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total Library DIMF amount is currently estimated to be \$31,611.00 (January 11, 2017). This is based on a project type of 41 single family dwellings. **TIMING:** Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
68. **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 \$17,630.00 (January 11, 2017). This is based on a project type of a new subdivision to develop 41 new single 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.

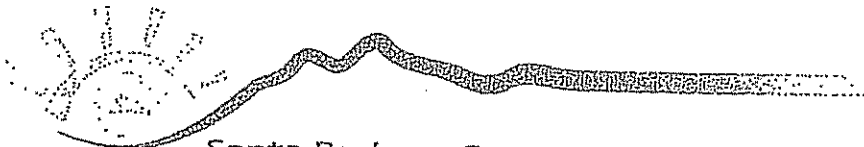
69. **DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be 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 \$12,464.00 (January 11, 2017). This is based on a project type of a new subdivision to develop 41 new single 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.
70. **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 \$96,760.00 (January 11, 2017). This is based on a project type of a new subdivision to develop 41 new single 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.
71. **DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$178,924 (January 11, 2017). This is based on a project type of 41 single family dwellings. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
72. **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 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.
73. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated April 13, 2015
  - b. Fire Department dated July 29, 2016
  - c. Flood Control Water Agency dated December 16, 2016
  - d. Community Services Department, Parks Division dated December 14, 2016
  - e. Transportation Division dated December 14, 2016


- f. Project Clean Water dated December 13, 2016
  - g. Laguna County Sanitation District dated February 3, 2015
  - h. County Surveyor's Office dated July 26, 2016
  - i. Environmental Health Services dated December 15, 2016
74. **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.
75. **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 zoning clearance issuance 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 Environmental Impact Report 95-EIR-01;
  - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D 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.
76. **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.
77. **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.

78. **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.
79. **Bio-09 Fish and Wildlife Jurisdiction Advisory.** The project site is within the range of the California tiger salamander & California red-legged frog, species listed as Endangered and Threatened, respectively, by the U.S. Fish and Wildlife Service, National Marine Fisheries Service and/or California Department of Fish and Wildlife. Based upon a report prepared by Rincon Consultants, Inc. dated June, 2016, it has been determined that the probability for CTS & CRLF 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 federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

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



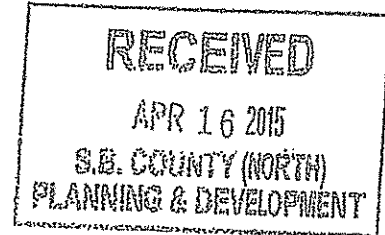


Our Vision  Clean Air

**Santa Barbara County  
Air Pollution Control District**

April 13, 2015

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



Re: APCD Comments on Vintage Ranch Tentative Tract Map, 15TRM-00000-00002, 15-DVP-00000-00002, and 15CUP-00000-00006

Dear Mr. Zorovich:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of the proposed Tentative Tract Map to subdivide the site into 45 lots consisting of 41 single family dwellings (SFD), 2 open space lots, and 2 lots consisting of private roads, the Development Plan for the 41 SFD and infrastructure, and the Minor Conditional Use Permit for the construction of a 8-10 foot fence or retaining walls. Grading is estimated to be 79,538 cubic yards of cut, 41,057 cubic yards of fill and 38,481 cubic yards to be exported. The subject property, a 33.07-acre parcel zoned PRD and identified in the Assessor Parcel Map Book as APN 101-400-008, is located on Black Oak Drive in the unincorporated community of Orcutt.

The APCD strongly encourages new housing communities to consider the construction of "complete streets" during the design and build-out of the proposed project. Complete Streets are streets that enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Sidewalks, pathways, trails and/or crossings in and around the development would support safe transportation and access for pedestrians and promote multi-modal transportation opportunities.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (Attachment A) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in Attachment B to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

Louis D. Van Mullem, Jr. • Air Pollution Control Officer  
260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • 805.961.8800

4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.
5. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
6. 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)
7. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Krista Nightingale,  
Air Quality Specialist  
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: David Swenk, UPC  
TEA Chron File



ATTACHMENT A  
FUGITIVE DUST CONTROL MEASURES

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

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

**Plan Requirements:** All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

**MONITORING:** Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B  
DIESEL PARTICULATE AND NO<sub>x</sub> 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](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. Timing: Measures shall be adhered to throughout grading, hauling and construction activities.

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

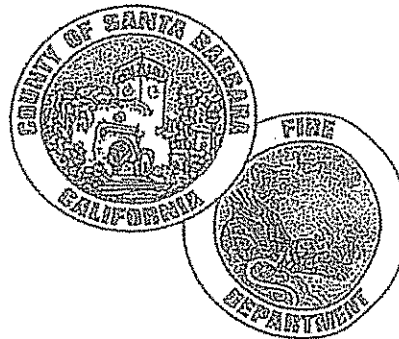
# MEMORANDUM

DATE: July 29, 2016

TO: Dana Eady  
Planning and Development  
Santa Maria

FROM: Glenn Fidler, Captain  
Fire Department *K2 for GF*

SUBJECT: APN: 101-400-008  
Permits: 15TRM-00002, 15RDN-00002, 15DVP-00002, 15CUP-00006  
Site: Black Oak Drive, Oroutt  
Project: Tentative Tract Map (Key Site 7, Vintage Ranch)



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*This Condition Memorandum Supersedes the Previous  
Condition Memorandum Dated June 18, 2015*

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

## GENERAL

1. The private roads as proposed on the plans received by the Fire Department on July 6, 2016, are acceptable as drawn.
2. Prior to map recordation, the roads and required fire hydrants shall be installed and made serviceable or bonded for installation.

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

**THE FOLLOWING CONDITIONS ARE ADVISORY ONLY AT THIS TIME  
BUT WILL APPLY AT TIME OF BUILDING CONSTRUCTION**

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

1. Fire Protection Certificates (FPC's) shall be required.

2. Prior to vertical construction, fire access and water system inspection shall be signed off by fire department.
3. Prior to first occupancy sign-off, Black Oak Road shall be completed on both ends as a through and fully accessible roadway.
4. A maintenance agreement with the Home Owners' Association shall be in place to maintain a 100 foot vegetation clearance to the east, south and north of structures on Lots 13-19, and to the west and south of structures on Lots 20-27 and Lot 41-43, as shown on the Preliminary Grading Plan dated January 23, 2015. This agreement shall require the annual mowing and brush removal of all flammable vegetation in this area for the life of the project.
5. In addition to Condition #3, create a defensible space of 100 feet (or to the property line, whichever is nearer) around all other proposed structures and any existing structure(s) on this property.
  - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
6. Access plans shall be approved by the Fire Department prior to any work being undertaken.
  - Access plans for private roadway shall require civil engineering design and certification.
  - All access ways shall be installed, made serviceable and maintained for the life of the project.
  - Surfaces shall be paved.
  - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
  - Dead-end access exceeding 150 feet shall terminate with a Fire Department approved turnaround.
  - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
7. Street signs shall be installed.
8. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
9. New fire hydrant(s) shall be installed, number to be determined.
  - The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
  - Fire hydrant(s) shall be located per Fire Department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
  - A water district permit and plan approval must be obtained prior to fire hydrant installation/upgrade. For application information, contact Golden State Water Company, 805-349-7470.

- For a municipal water system, location for fire hydrants shall be approved by the Fire Department.
- Residential fire hydrant(s) shall consist of one 4-inch outlet and one 2-1/2-inch outlet.
- 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.

10. Automatic fire sprinkler system(s) shall be installed.

11. Recorded addressing for the residences is required by the Fire Department.\*

12. Address numbers shall be a minimum height of four (4) inches.

- Address number location(s) shall be approved by the Fire Department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers 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. Reference Santa Barbara County Development Standard #7.\*

15. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new residence.

- Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Single Family Housing                      \$0.59 per square foot

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

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

GF:kk

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



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

12/16/2016

Dana Eady, Planner  
County of Santa Barbara  
Planning & Development Department  
624 W. Foster Rd.  
Santa Maria, CA 93455

Re: 15TRM-00000-00002; Vintage Ranch  
APN: 101-400-008; Orcutt (Key Site 7)

Dear Ms. Eady:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

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

2. Design

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Provide documentation to confirm that the post-development storm water runoff generated from this site was included to be accommodated and mitigated by Regional Basin 'B'. Onsite mitigation to the 0.07 standards shall be provided lacking said documentation.
- e. Drainage from individual lots shall be designed to drain to the roadway or to a lot created for itself and dedicated to the Homeowner's Association.

\\pw\water\water\Group\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2015\15TRM-00000-00002\_Key Site 7 Vintage Ranch\Condition Letter\15TRM-00000-00002\_CND.doc  
Naomi Schwartz Building

Scott D. McGolpin  
Public Works Director

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

Thomas D. Fayran  
Deputy Public Works Director



- f. The overland escape for the downhill cul-de-sacs shall be provided for through a lot created for itself and dedicated to the Homeowner's Association. Hydraulic capacity of the inlet, piping and overland escape shall be designed to convey the 100-year return period discharge.
  - g. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
3. Prior to Final Map Recordation/Zoning Clearance
- a. The applicant shall dedicate real property for drainage within the subdivision on the Final Map or by a separate instrument.
  - b. Off-site drainages shall be conveyed through the site separately from the storm water generated on-site, if any. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances if necessary.
  - c. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
  - d. The applicant shall post surety bonds for drainage improvements in amounts as approved and collected by the Public Works Director for work within the public right of way and/or Planning & Development for work outside of the public right of way.
  - e. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.
4. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
  - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION  
DISTRICT

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

Cc: Jon Martin, 330 E. Canon Perdido Street, Suite F, Santa Barbara, CA 93101  
Tim Walters, RRM Design Group, 3765 Higuera St., Ste 102, San Luis Obispo,  
CA 93401



**Community  
Services  
Department**

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



December 14, 2016

TO: Dana Eady, Planner  
 Planning & Development

FROM: Claude Garciacelay, Park Planner *[Signature]*

RE: TM14,812 / 15DP-002 Vintage Ranch (KS-7)  
 APN 101-400-008

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

Fee Condition on subdivision/residential unit development:

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 newly generated lot or dwelling unit for the purpose of providing park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the Quimby fee for each dwelling unit is \$4,364.00. Total fees due for the project are \$178,924.00 (41 units x \$4364). Fees are due prior to land use clearance. Please contact this office prior to payment to verify and determine the fee required. This office will not accept 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: Community Services Department, Parks Division, 123 E. Anapamu Street, 2<sup>nd</sup> Floor, Santa Barbara, CA 93101.

Open Space and Trails:

The applicant shall offer to dedicate to the County the Open Space and Trail areas generally as required in the OCP KS-7 standards and as approved by the decision makers. Said dedication shall be made concurrently with the recordation of the final map for the property, and shall be in conformance with property transfer requirements from the County Real Property Division.

The applicant's dedication of the open space and trail areas to the County shall identify maintenance responsibility and establish a funding source for on-going maintenance of the landscaping, trail improvements and fuel modification/management zones thereon subsequent to the expiration of the developer's responsibility for initial construction and/or establishment maintenance period per the mitigations.

Dana Eady, Planner  
TM14,812 / 15DP-002 Vintage Ranch (KS-7)  
December 14, 2016  
Page 2

An agreement for initial maintenance responsibilities and provisions for on-going funding and maintenance by the HOA for the fuel modification/management zones in the open space for the benefit of the residences shall be included in the CC&R's and in place prior to final map recordation.

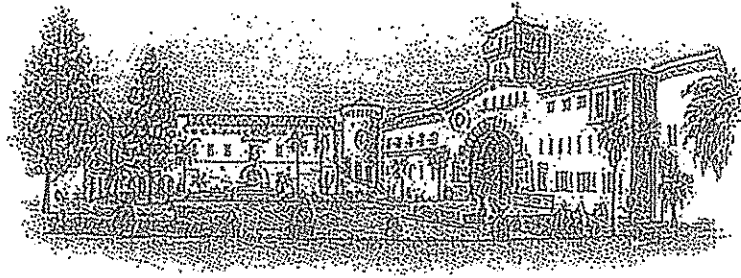
Bonds shall be posted prior to recordation of the final map to secure the construction of the trail improvements, and establishment of fuel modification/management zone; and to secure the developer's responsibility for initial construction and/or establishment maintenance period per the mitigations. The bond amount shall be based on an estimate of probable construction and maintenance cost as approved by County Parks. The bond for construction will be released upon County Park's approval and acceptance of the improvements to the open space trails and fuel modification/management zones. The maintenance bond will be released upon expiration of the developer's required initial construction/establishment maintenance period and the acceptance of maintenance by County Parks of the trails. Responsibility for fuel modification/management zones will retained by the HOA per the CC&R's.

Final design plans for trails shall be approved by County Parks and P&D, and final construction plans shall be reviewed and approved by County Parks prior to land use clearance for development. The applicant shall construct the improvements, open space trails as required to meet the intent of the development standards for Key Site 7 in the Orcutt Community Plan, the mitigation measures and in compliance with the approved plans.

Construction and development of the public open space areas and trails, and fuel modification/management zones including any amenities shall be complete, approved and accepted by County Parks prior to the issuance of occupancy permits for dwellings along the perimeter of the open space of the project.

c: County Surveyor  
Laurie Tamura, Urban Planning Concepts  
2450 Professional Pkwy., Ste. 210  
Santa Maria CA 93455  
John Martin, Martin Farrell Homes, Inc.  
330 E. Canon Perdido  
Santa Barbara CA 93101

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



December 14, 2016

TO: Dana Eady, Planner  
Development Review

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

SUBJECT: Vintage Ranch Tract Map (TM 14,812)  
Conditions of Approval (5 pages)  
Standard Conditions of Approval (5 pages)  
15TRM-00000-00002, 15DVP-00000-00002  
APN: 101-400-008, Orcutt

Traffic Mitigation Fees

- I. 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 \$180,441 (41 new single-family residential units \* (\$3,684/unit + \$384/EDU (Landscaped Median Fee) + \$333/Edu (Bikeway Fee))). Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

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

### Undergrounding of Utilities

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

### Sight Distance

4. Prior to zoning clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section for all roadways, both public and private.

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

### Access

5. Prior to zoning clearance, the developer shall design all driveways to provide a minimum of 20 feet between the garage door and the road right-of-way.
6. Prior to occupancy clearance, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a minimum driveway width equal to the garage door/doors unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.
7. Prior to zoning clearance, the applicant shall design and prior to occupancy clearance, the applicant shall install a pedestrian path of travel, on a minimum of one side of all roadways, to the satisfaction of Department of Public Works Traffic Section. Implementation shall comply with all State and Federal walkable community guidelines by improving multi-modal access and safety and to minimize potential pedestrian/vehicle conflicts.

Street Sections/Pavement Traffic Index

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

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

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

Encroachment/Excavation Permit

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

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

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

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

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

Traffic Controls

11. Prior to zoning clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
12. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

13. Prior to occupancy clearance, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

#### Street Lights

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 IES, RP-08 standards as determined by County staff.

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

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

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

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

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

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

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

Off-site Road Improvements

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

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

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

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

Sincerely,

 12/14/2016

William T. Robertson

Date

cc: 15TPM-00000-00002; 15DVP-00000-00002  
Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department  
F:\Group\Transportation\Traffic\Transportation Planning\Development Review\Orrutt\Vintage Ranch Tract Map 15TRM-Cond.doc



# COUNTY OF SANTA BARBARA



## DEPARTMENT OF PUBLIC WORKS

### Standard Conditions of Approval

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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

11. 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.
  12. 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.*
  13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
  14. 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 read 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.
  15. 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.
  16. 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.
17. 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.
  18. 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.
  19. 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.
  20. 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.

21. 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.
22. 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".
23. *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.*
24. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
25. 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.
26. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
27. 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.
28. 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.
29. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
30. 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.
31. 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.
32. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
33. All roads shall be kept clear of mud and/or other construction debris during construction.
34. The Developer will be responsible for and fees required for materials retesting.

35. 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.
36. 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.
37. 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.
38. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
39. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
40. 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.
41. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
42. 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.
43. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
44. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
45. 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.
46. 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.*
47. *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.*
48. *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.*

- 49. 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, Santa Barbara, CA 93101  
(805) 568-3440 FAX (805) 568-3434  
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN  
Director

THOMAS D. FAYRAM  
Deputy Director

December 13, 2016

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

Re: 15TRM-00000-00002 Vintage Ranch (Tract Map 14,812); 15DVP-0000-00002;  
15CUP-00000-00006; APN 101-400-008

REVISED PROJECT CLEAN WATER CONDITION LETTER  
Changes indicated through strike-through

Dear Mr. Zorovich,

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

The following provisions apply to this application:

- ~~1. For application completeness, submit a revised Stormwater Control Plan that identifies how runoff is retained using LID facilities such as bioretention or dispersal to landscaping or vegetated areas. Revisions shall follow the design guidelines of the County of Santa Barbara Stormwater Technical Guide for a Tier 4 project. A revised copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities. The Vintage Ranch Design Guidelines will also be revised to satisfy the minimum requirements for Site Design measures (see also p. 3 of Central Coast Water Board Resolution No. R3-2013-0032).~~

~~The Stormwater Technical Guide and calculator can be found on the Water Resources Division website: [SBProjectCleanWater.org](http://SBProjectCleanWater.org).~~

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

The Final Stormwater Control Plan will update any changes from the application submittal, including both the site development plans and the Vintage Ranch Design Guidelines, as well as provide relevant details on the location and function of LID facilities. A separate plan sheet within the engineering plan set called Stormwater Control Plan will show the location and design features of LID facilities associated with each Drainage Management Area. The project's landscape plans may also be required to show relevant details of the LID facilities. The construction checklist in the Final Stormwater Control Plan will be updated based on the final plan set sheet numbers.

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

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

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

Sincerely,



Cathleen Garnand  
Civil Engineering Associate

LAGUNA COUNTY SANITATION DISTRICT  
SANTA BARBARA COUNTY  
620 West Foster Road  
Santa Maria, California 93455  
805\739-8750 FAX 805\739-8753

February 3, 2015

Kim Link  
Urban Planning Concepts  
2624 Airpark Drive  
Santa Maria, CA 93455

Re: Tentative Tract Map for Vintage Ranch on APN 101-400-008 (OCP Key Site 7)

Dear Kim:

Thank you for the submittal of the Tentative Tract Map for the Vintage Ranch project submitted January 23, 2015. Upon review, we have the following comments:

Tentative Map

Note that the sewer entity under UTILITIES should be Laguna County Sanitation District and that the entity referenced under #2 of the PROPOSED EASEMENTS should only be Laguna County Sanitation District.

The final map will need to dedicate and accept the rights of way of the private roads as was shown on the prior draft final map for TM 14,556. The prior proposed map had also provided for dedication and acceptance of the open space lots to accommodate sewer lines. Because the revised project only has the lift station in what is not Lot 42, a separate in fee lot should be included in the new map for the lift station. Concurrence on the new final map will be required prior to the issuance of a Laguna County Sanitation District Can-and-Will Serve letter.

Lift Station

As described in the Laguna County Sanitation District *Standard Specifications for Construction of Sanitary Sewers* the use of a lift station to convey wastewater requires the formation of a benefit zone to fund the operation, maintenance and replacement costs from the benefitting parcels. The benefit zone was already formed by the district board of directors per resolution 06-311 on October 10, 2006. However, a revised engineer's assessment report is required due to the change in the project and to update costs in order to establish initial assessments. These assessments would be billed on the tax roll in addition to the standard sewer service charge. Design of the lift station must be included with the public improvement plans and final equipment and product submittals must be approved prior to plan sign-off. In addition, one year of operating funds must be provided prior to occupancy clearance.

Scott McGolpin, Director

AA/EEO Employer  
Mark A. Schleich, Deputy Director  
[www.countyofsb.org/pwd](http://www.countyofsb.org/pwd)

Martin J. Wilder, District Manager



Plans

Revised public improvement plans must be approved prior to issuance of a Can-and-Will Serve letter. Grading plans and landscaping plans will also need to be reviewed.

Further, this letter constitutes an Availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

- The project is located within the service territory of the Laguna County Sanitation District.
- Water softening devices if used in any structure, must be canister exchange and not salt load pursuant to County Code Section Sec. 29-26.1 (Water-softening systems or devices).
- All structures must have a backwater valve per County Code Section 29-27.1 (Sewer laterals and backflow prevention devices).
- Commercial structures, if any such as recreational halls, must have separate domestic only water meters.
- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed RWQCB thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in County Code Sections 29-25 (Definitions) and 29-26 (Prohibited wastes).
- The proposed development increases sewage flows such that certain existing downstream sewer facilities near Highway 135 are impacted. See Location #8 per the *Sewer System Master Plan* which can be viewed on the County web site at: [http://cosb.countyofsb.org/uploadedFiles/pwd/RRWMD/200906\\_LCSD%20Master%20Plan.pdf](http://cosb.countyofsb.org/uploadedFiles/pwd/RRWMD/200906_LCSD%20Master%20Plan.pdf). This project will be conditioned to fund its fair share of the required improvements in order to provide the capacity enhancements currently estimated at \$18,893.47.
- The District has adequate treatment and disposal capabilities to serve the project.

Permits for Service and a Can-and-Will Serve letter authorizing final map recordation will be issued indicating that the project can be served upon demand and without exception and that all financial arrangements have been made to the satisfaction of the District when:

1. Plan check, inspection and trunk line fees for the Dutard-Solomon and Bradley Solomon trunk line extensions have been paid. The fees, based on the current (prior to July 1) rates and fees ordinance are estimated as follows:

Plan check (initial deposit):	\$500.00
Sewer line inspection and testing (estimated):	\$6,658.00
Permit fees:	\$100.00
Dutard-Solomon trunk line (41 SFR):	\$38,991.00

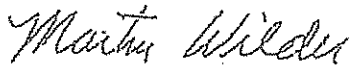
<u>Bradley-Solomon trunk line (41 SFR):</u>	<u>\$90,118.00</u>
Total at this time:	\$136,367.00

2. Final improvement plans (and submittals) have been approved (signed). Please provide two copies of the final signed plans for inspection purposes.

Connection fees (currently \$6,704 for SFR per the 2014-2015 rates and fees ordinance and subject to change each July 1) will be due before occupancy approval will be issued by the Building & Safety Division. Sewer service charges are also due at occupancy based on the prorated amount of the annual charge from the occupancy date through June 30. The annual charge is currently \$813.04 per SFR (also subject to change each July 1). Thereafter, the annual sewer service charge will be billed on the tax roll for the parcel.

Please contact me at 739-8755 or [mwilder@cosbpw.net](mailto:mwilder@cosbpw.net) for any questions you may have.

Sincerely,



Martin Wilder, P.E.  
Laguna County Sanitation District Manager

Copy: John Zorovich, P&D,  
Paul Jenzen, EHS  
Russ Garrison, Bethel Engineers  
File: Vintage Ranch on KS 7

# Memorandum

Date: July 26, 2016  
To: Matt Young Chair of Subdivision/Development Review Committee  
From: E. Tefell Matlovsky, Survey Supervisor *EM*  
County Surveyor's Office  
Subject: Vintage Ranch Tract Map  
15TRM-00000-00002 / TM 14,812  
Santa Maria, Santa Barbara  
APN : 101-400-008  
CC: Dana Eady & John Zorovich, Planners; TT14812 Project File



4th review of the submitted Tentative Tract Map reveals the following items to be addressed:

## Chapter 21 - Land Division - Article I - Subdivisions:

1. On map sheets C-1, in the Sheet Index list, correct the spelling of "VESTING".
2. On map sheets C-1 & C-4, update the reference to the updated Preliminary Title Report including the effective date, and the title company's name with the "Title Number".
3. On map sheet C-4, show all existing and proposed easements, the location, width, nature, and status and label with their record data; where of record, each shall be clearly identified by reference to the accompanying Preliminary Title Report. Any easements of record that are not locatable should be listed as such on the map. The map shows an existing Utility Easement Area South of Lot 34 but it is not labeled or referenced to the recorded instrument with reference to the updated Preliminary Title Report item 8 that contains it. Show and list the easements from instrument 2004-028259 (PTR item 8). PTR item 9 listed in the updated Preliminary Title Report dated June 14, 2016 refers to an agreement for an easement appurtenant to the property but is not referenced. Label said easement, location, nature and width on the map. Reference the title report item number and list the recording information.
4. On map sheet C-4, add labels for the adjacent tracts bounding this tentative tract; on the West, TRACT 10,151 UNIT #7 MAP BOOK 57 PAGES 90-91; on the South, TRACT 14,636 MAP BOOK 200 PAGES 93-99; on the East, TRACT 14,303 MAP BOOK 200 PAGES 58-61.
5. On map sheet C-4, show with widths and record references for all existing roads, streets, street intersections abutting the boundaries of the subdivision; Label and dimension Stubblefield Road. Dimension the abutting portions of Black Oak Drive.
6. Please have the surveyor responsible for preparing the map sign, date, and seal the map as required by Professional Land Surveyors Act section 8761.

Please refer to Santa Barbara County Code, Chapter 21, Section 21-8 for requirements stated above.

Once all the above items have been addressed, please ask the applicant to submit a revised Tentative Map with revised preliminary title report for further review. Should you have any questions or comments, please contact our office.

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: Dana Eady, Planner  
Planning & Development Department  
Development Review Division

FROM: Dana Solum  
Environmental Health Services

DATE: December 15, 2016

SUBJECT: Case No. 15TRM-00000-00002, 15DVP-00000-00002, and 15CUP-00006  
Owner: Mesa Verde Development Partners II, LLC  
Assessor's Parcel No. 101-400-008 (TM14,812), zoned PRD,  
located at Stubblefield Road, Orcutt.

Case no. 15TRM-00000-00002 represents a request to subdivide the 33.07 acre site into 45 lots consisting of 41 single family dwellings, two open space lots and two lots consisting of private roads which will be maintained by a homeowners association.

Case no. 15DVP-00000-00002 represents a request to development 41 single family dwellings, associated infrastructure including open space, two access roads and onsite detention areas.

Case no. 15CUP-00000-00006 represents a request to allow the construction of an 8 to 10 foot fence/retaining wall.

Domestic water supply is proposed to be provided by Golden State Water Company.

Sewage disposal is proposed to be provided by Laguna County Sanitation District.

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

Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.

Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service have been made to the satisfaction of the district and Environmental Health Services.

Prior to Recordation, Environmental Health Services shall approve written notice from Laguna County Sanitation District indicating that said sanitary district can and will provided municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of such service have been made to the satisfaction of the sanitary district and Environmental Health Services.



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Dana Solum, REHS  
Environmental Health Specialist

cc: Jon Martin, Mesa Verde Development Partners II, LLC  
David Swenk, Urban Planning Concepts

LU-5267

## ATTACHMENT B.3: Conditions of Approval

### Vintage Ranch Conditional Use Permit

Case No. 15CUP-0000-00006

Date: January 11, 2017

#### I. PROJECT DESCRIPTION

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

The project description is as follows:

A Minor Conditional Use Permit (Case No. 15CUP-00000-00006) to allow for the construction of a retaining wall/privacy fencing and retaining wall/three rail wooden fence combination of up to 10 feet in height. For the retaining wall/privacy fencing combination, the proposed retaining walls would be up to 4 feet in height and composed of masonry or concrete material. This retaining wall/privacy fencing combination would be located along the property line of Lot 33 as shown on the grading plan. For the retaining wall/three rail wooden fence combination, the proposed retaining walls would be up to 6 feet in height and composed of masonry or concrete materials. This retaining wall/three rail wooden fence combination would be located along the property line of Lots 13-19, 21-25, and 38 as shown on the grading plan. Prior to Zoning Clearance issuance for this project, the project shall comply with all of the applicable conditions of the companion cases 15DVP-00000-00002 and 15TRM-00000-00002.

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. PROJECT SPECIFIC CONDITIONS

3. **Aest-07 Under stories and Retaining Walls.** Under stories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D for review and approval. **TIMING:** Plans shall be submitted prior to issuance of zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.

#### III. CONDITIONS UNIQUE TO CONDITIONAL USE PERMITS

4. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required zoning clearance within 5 years following the effective date of this Conditional Use Permit. If the required

zoning clearance is not issued within the 5 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 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 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 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 and DVP 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-21 CUP Revisions-Change of Use.** Any change of use in the proposed structure shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.

#### IV. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

8. **Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit 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-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.
11. **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.
12. **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.

13. **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.
14. **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.
15. **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.



## ATTACHMENT B.4: Conditions of Approval

Vintage Ranch Road Naming  
Case No. 15RDN-00000-00002  
Date: January 11, 2017

### I. PROJECT DESCRIPTION

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

The project description is as follows:

A road naming application for the approval of the naming of four roads within the proposed tract. The proposed road names are Bouquet Lane, Blush Lane, Claret Lane, and Bacchus Way. The owner/developer shall be responsible for installing and maintaining the road name signs in accordance with LUDC Section 35.76.050.

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

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

### II. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

3. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
4. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts/measures are imposed.