

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Supervisors

FROM: Nathan Eady, Planner

DATE: November 6, 2008

RE: Stoker Residential Development (06GPA-00000-00009, 07RZN-00000-00009,
07TRM-00000-00003, 07DVP-00000-00016; 08NGD-00000-00011)

This memo dated November 6, 2008 includes several attachments of additional documents which are pertinent to the Board of Supervisors' consideration of this project. At its regular hearing of October 28, 2008 the Board requested that the subject project be revised to eliminate four residences and include visitor parking as well as an area for passive public recreation. As requested, the project has been revised to include three visitor parking spaces (one of which is handicap accessible) and a 21,990 square foot public park. All of the attached documents have been revised to include this new project description.

The additional attached documents include the following:

- Attachment A: Findings for Approval
- Attachment B: Final Mitigated Negative Declaration
- Attachment C: Draft Comprehensive Plan Amendment Resolution
- Attachment D: Draft Zoning Map Amendment Ordinance and Exhibit A
- Attachment E: Project Conditions
- Attachment F: Tentative Tract Map
- Attachment G: Preliminary Site Improvement Plan
- Attachment H: Conceptual Floor Plans and Elevations
- Attachment I: Conceptual Landscape Plans

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS:

1.1 Consideration of the Negative Declaration and Full Disclosure

The County Board of Supervisors has considered the Mitigated Negative Declaration No. 08NGD-00000-00011 together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County Board of Supervisors, has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 Mitigation of Project Impacts

The County Board of Supervisors finds that through feasible conditions placed upon the project, the potentially significant impacts on the environment have been eliminated or substantially mitigated.

1.3 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 Santa Barbara County Planning Commission, Ms. Dianne Black, Planning and Development, located at 624 Foster Road, Santa Maria, CA 93455.

1.4 Environmental Reporting and Monitoring Program

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

2.0 ADMINISTRATIVE FINDINGS:

2.1 Comprehensive Plan Amendment Finding

Government Code Section 65358 requires each Comprehensive Plan Amendment to be in the public interest. The subject Comprehensive Plan Amendment to the Land Use Element will be in the public interest as it would allow for the in-fill development of a parcel located within the existing Urban Development Boundary of the County. The in-fill development will result in the efficient use of existing infrastructure (i.e. roads, sewer, water, etc.), provide additional housing stock for the County, and also provide an 21,990 square foot passive recreation area which will be open for public use. In addition, the project is subject to the County's Inclusionary Housing Ordinance which will result in the development of

either onsite affordable housing units or the contribution of the in-lieu fees to the County's Inclusionary Housing Program. Additionally, the proposed residential density and development type is consistent with the surrounding neighborhood. Although the project site is currently contained within a Recreation (REC) zone district this does not mean that the parcel would remain as open space in perpetuity and some uses allowed in the REC zone could be incompatible with the community. Therefore, the Board of Supervisors find that the General Plan Amendment is in the public interest.

2.2 REZONE FINDINGS

Pursuant to Section 35-104.060, in order for the Board of Supervisors to approve a rezone request, the following findings shall be made by the Board of Supervisors:

2.2.1 The request is in the interests of the general community welfare.

The requested Zoning Map Amendment will be in the interest of the general community welfare as it would allow for the in-fill development of a parcel located within the existing Urban Development Boundary of the County. The in-fill development will result in the efficient use of existing infrastructure (i.e. roads, sewer, water, etc.), provide additional housing stock for the County, and would also provide a 21,990 square foot passive recreation area which would be available for public use. In addition, the project is subject to the County's Inclusionary Housing Ordinance which will result in the development of either onsite affordable housing units or the contribution of the in-lieu fees to the County's Inclusionary Housing Program. Therefore, the Board of Supervisors finds that the Zoning Map Amendment is in the interests of the general community welfare. Therefore, this finding can be made.

2.2.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and the Land Use and Development Code.

State law requires zoning ordinances to be consistent with the comprehensive plan. The proposed project application includes a change in Comprehensive Plan Land Use Designation from Recreation/Open Space to Residential. If the proposed change in Land Use Designation is granted then a Zoning Map Amendment to include the project site within the Residential Zone Districts would be appropriate and the proposed rezone to Designed Residential (DR) and Residential, Single-Family (R-1) would be consistent with the County's Comprehensive Plan, the requirements of State planning and zoning laws, and the Land Use and Development Code. Therefore, the proposed rezone is consistent with this finding.

2.2.3 The request is consistent with good zoning and planning practices.

The requested Zoning Map Amendment would change the subject parcel from a Recreation/Open Space zone district to a mixture of Designed Residential, 6 units per acre (DR-6) and Single-Family Residential, 20,000 square foot minimum lot size (20-R-1) zone districts. The project site currently abuts an existing DR-6 zone district to the

west and a 20-R-1 zone district to the east. Therefore, the requested zone districts are consistent with the surrounding community. Approval of the proposed project would result in the conversion of 2.82 acres of recreationally zoned land to residential land uses. However, the site is currently vacant and does not provide any recreational amenities for the public. The proposed project design does include the placement of an access easement across the southeastern edge of the property to facilitate continued use of the golf course. Although the project will result in the net loss of recreationally zoned acreage there are several recreational facilities already located in the Vandenberg Village area. With the recent development of the Providence Landing housing project an 11.47 acre park (under the management of YMCA) was constructed. This park includes baseball fields, multi-purpose fields, multi-purpose courts, tennis courts, playgrounds, and group picnic areas. In addition to this sizable park the Village Golf Course is located immediately south of the project site and the Cabrillo High School property also provides a large number of athletic fields, running track, etc. Additionally, the proposed project will include the development of a 21,990 square foot passive recreation area which will be available for use by the public. As the Vandenberg Village area contains several recreational facilities and the project includes the development of a 21,990 square feet passive recreational area for use by the public, the loss of 2.82 acres of recreationally zoned land would not constitute a significant impact to the recreational opportunities of this community. Therefore, this finding can be made.

2.3 *SUBDIVISION MAP ACT FINDINGS (Tract Map No. 14,732)*

According to the Subdivision Map Act, the Board of Supervisors must deny this tentative parcel map if the Board is either unable to make the requisite statutory findings for approval of the project or, in the alternative, makes any of the specified statutory findings that would require disapproval. For the reasons discussed below, the Board of Supervisors adopts each of the required statutory findings necessary to approve this Tentative Tract Map:

2.3.1 *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 proposed subdivision would create twelve new parcels eleven of which would contain single-family residences and the twelfth parcel would be retained as commonly owned open space. Ample space and favorable topography within the common open space parcel and proposed parcel number 12 would allow for the future use of passive or natural heating or cooling opportunities in the subdivision. Therefore, the Board of Supervisors finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

2.3.2 *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 (commencing with §65450) of Chapter 3 of Division 1.

As discussed in the policy consistency section of the staff report (section 6.2, incorporated herein by reference), the map is consistent with the County's Comprehensive Plan with the incorporation of conditions of approval identified in this staff memo dated November 6, 2008. Therefore, the Board of Supervisors finds that the proposed project is consistent with the County's Comprehensive Plan.

2.3.3 State Government Code §66474. The following findings shall be caused for disapproval of a Vesting Tentative Tract Map:

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

As evaluated in Section 6.2 of the staff report dated August 22, 2008, the project is consistent with all applicable Comprehensive Plan policies. The project is not subject to a specific or community plan.

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

The design and improvements set forth in TM 14,732, and as conditioned, are consistent with the County's Comprehensive Plan in respect to lot width, depth, and size. The parcels contain adequate building sites and private services are available to serve development on the site, including access to the building area. The project is not subject to a specific or community plan.

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

The proposed subdivision includes the creation of twelve new parcels. One parcel will be retained as commonly owned open space and the remaining eleven parcels will be developed with single-family homes. The project site will require approximately 500 cubic yards of cut and 7100 cubic yards fill, with approximately 6600 cubic yards of soil imported onto the site. This grading is required primarily to fill an existing manmade topographic depression. The proposed residential development has been designed to minimize required grading to the maximum extent feasible and will result in the retention of at least 40% of the site as open space. Therefore, the site is physically suitable for the type of development proposed.

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

The proposed subdivision would result in the development of eleven single-family homes on a total of 2.82 acres. The ratio of site area to residential units is more than adequate

considering the urban setting and the project density is consistent with surrounding development. Therefore, the Board of Supervisors finds that the site is physically suited for the 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 project site is located in an urban area with little habitat value. In addition, night lighting associated with structural development will be limited in intensity and directed downward in order to reduce any nuisance effect on local wildlife. The project will result in the removal of at least two native oak trees. However, the proposed landscape improvements associated with the project include the installation of approximately 31 Coast Live Oaks. In addition, the County's Standard Oak Tree Protection Measures have been applied to the project as part of the proposed Mitigation and Monitoring Program. Therefore, the Board of Supervisors finds that the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably 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***

The subdivision and build-out of the proposed parcels with residential development is not expected to result in activities that will cause significant health or safety impacts. All project related impacts to public health have been evaluated in 08NGD-00000-00011 and impacts where found to be significant can be successfully mitigated with the implementation of the proposed Mitigation and Monitoring Program. Thus, with the implementation of proposed conditions of approval, the project would 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 proposed subdivision would not conflict with any easements, acquired by the public at large, for access through or use of the property. The proposed subdivision will include the dedication of an access easement to the Vandenberg Village Country Club for access from Oakhill Drive to the Village Golf Course.

- 2.3.4 State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and 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.***

The subject 2.82-acre parcel is not considered to be agriculturally viable and is not subject to a Williamson Act contract. Therefore, the Board of Supervisors finds that the proposed project is consistent with this finding.

2.3.5 *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 subdivision will be served by the Vandenberg Village Community Services District (VVCSD). The VVCSD has issued an Intent to Serve Letter which indicates that the district has the infrastructure necessary to accept the additional wastewater discharge created by the project. This discharge of waste will not result in a violation of existing requirements prescribed by a California Regional Water Quality Control Board.

2.4 *CHAPTER 21, COUNTY SUBDIVISION REGULATIONS*

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

2.4.1 *Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening, however the road commissioner may approve such easements or rights-of-way without such subordinations*

The proposed project does not propose any easements or right-of-ways along or across County public streets that are not for street dedication or widening purposes.

2.4.2 *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*

Adequate access and ingress/egress is provided for the proposed parcels via Oakhill Drive. Public Works, Roads Division has reviewed the proposed access way to the site and has determined that it would be adequate to serve the proposed project.

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

The proposed project includes the creation of minor cut and fill slopes in order to develop the proposed stormwater retention basins and building pads. However, these slopes will not be of such steepness and/or height as to be unsafe or unattractive to view.

2.4.4 *Grading or construction may not be performed prior to the approval of the final map*

No grading has occurred nor is any proposed for any street or lot prior to recordation of the final map, except for any allowed structures under existing zoning regulations.

2.4.5 *Potential creation of hazard to life or property from floods, fire, or other catastrophe*

The project has been reviewed by both the County's Flood Control and Fire Prevention Departments. These aforementioned departments have implemented the necessary conditions required to avoid the creation of hazards associated with flooding and fires.

2.4.6 *Nonconformance with any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the state highway commission*

Compliance with the conditions of approval identified in Attachment E, ensures that the design and improvements of the proposed subdivision and future development are consistent with the County's Comprehensive Plan, as discussed in the previous findings and in Section 6.2 of the staff report. The proposed project does not conflict with or impact the alignment of any state highway.

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

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

2.4.8 *Subdivision designs with lots backing up to watercourses*

The proposed subdivision does not back up to a watercourse. Grading and drainage plans that include erosion control measures (temporary and permanent) would be required prior to future development of the site. Review and approval by P&D and Flood Control of these plans is required pursuant to the conditions of approval.

2.5 DEVELOPMENT PLAN FINDINGS

Pursuant to Section 35.82.080.E, a Final Development Plan (07DVP-00000-00016) shall be approved only if all of the following findings can be made:

2.5.1 *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The proposed subdivision includes the creation of twelve new parcels. One parcel will be retained as commonly owned open space and the remaining eleven parcels will be developed with single-family homes. The project site will require approximately 500 cubic yards of cut and 7100 cubic yards fill, with approximately 6600 cubic yards of soil imported onto the site. This grading is required primarily to fill an existing manmade topographic depression. The proposed residential development has been designed to minimize required grading to the maximum extent feasible and will result in the retention of at least 40% of the site as open space. The proposed subdivision would result in the development of eleven

single-family homes on a total of 2.82 acres. The ratio of site area to residential units is more than adequate considering the urban setting and the project density is consistent with surrounding development. Therefore, the site is physically suitable for the type and density of development proposed.

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

The Final Mitigated Negative Declaration No. 08NGD-00000-00011 identifies potentially significant and adverse environmental impacts and the mitigation measures required to mitigate impacts to the maximum extent feasible. The Final Mitigated Negative Declaration concludes that there will be no residual significant adverse environmental effects. Therefore, in addition to the CEQA findings above, the Board of Supervisors finds that adverse impacts are mitigated to the maximum extent feasible.

2.5.3 *That streets and highways are adequate and properly designed.*

The street system surrounding the project site is adequate to accommodate the net increase of 150 Average Daily Trips (ADT) and 15 Peak Hour Trips (PHT) which would be generated by the proposed development. As discussed in the Final Mitigated Negative Declaration No. 08NGD-00000-00011 the addition of project-generated traffic to area roadways and intersections would not create significant impacts to areas roadways or intersections. As designed, the project is adequate to serve development onsite and meet Fire Department Standards for emergency access. As conditioned, proposed access ways would not result in the creation of turning movement conflicts or hazards to pedestrians, cyclists or vehicles on Oakhill Drive. Therefore, this finding can be made.

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

The proposed project will be provided with potable water and sewer service by the Vandenberg Village Community Services District (VVCS D). The VVCS D has issued an Intent to Serve Letter indicating that the district has the necessary infrastructure to serve the project. Adequate police and fire protection are available to serve the proposed project. Therefore, this finding can be made.

2.5.5 *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 areas.*

The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the surrounding neighborhood. Traffic generated by the project will not substantially affect roadways used by residents of the surrounding area. The County Fire Department has reviewed and conditioned the project as required to prevent the creation of significant fire. The proposed project density and structural design is consistent with the surrounding neighborhood. Therefore, this finding can be made.

2.5.6 *That the project is in conformance with the applicable provisions of the 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 August 22, 2008 and incorporated herein by reference, the project is in conformance with the applicable

provisions of the Land Use Development Code and Comprehensive Plan. The project is not subject to the requirements of any community or area plan. Therefore, this finding can be made.

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

The proposed project is located in a designated Urban Area of the County therefore this finding is not applicable to the proposed project.

2.5.8 That the project will not conflict with any easements required for public access through, or public use of a portion of the property.

The project will not conflict with any easements required for public access or public use of the property. Therefore, this finding can be made.

2.5.9 The plan is in substantial conformity with any previously approved Preliminary Development Plan, except when the applicable 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. Where the Director cannot make the finding that the Final Development plan is in substantial conformity with the previously approved Preliminary Development Plan, the Director shall refer the Final Development Plan to the review authority that approved the Preliminary Development Plan for a decision on the Final Development Plan.

The proposed project site is not subject to a previously approved Development Plan. Therefore, this finding can be made.

Stoker Residential Development

06GPA-00000-00009, 07RZN-00000-00009; 07TRM-00000-00019; 07DVP-00000-00016

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ATTACHMENT B: MITIGATED NEGATIVE DECLARATION

SEE ATTACHED

ATTACHMENT C: DRAFT BOARD RESOLUTION FOR THE GPA

RESOLUTION OF THE BOARD OF SUPERVISORS

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

**IN THE MATTER OF APPROVING SPECIFIC)RESOLUTION NO.
AMENDMENTS TO VARIOUS MAPS AND TEXT OF)CASE NO. 06GPA-00000-00009
LAND USE ELEMENT OF THE SANTA BARBARA)
COUNTY COMPREHENSIVE PLAN)**

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Land Use Element, as follows:

06GPA-00000-00009, adopt amendment to the Santa Barbara County Land Use Designations Map of the Land Use Element of the Santa Barbara County Comprehensive Plan to change the Land Use Designation of APN 097-730-021 from a Land Use Designation of Recreation/Open Space (REC) to Residential-8 (RES) for 2.35 acres of the parcel and Residential-1.8 (RES) for 0.47 acres of the parcel.
- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.

2. Pursuant to the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Land Use Element of the Santa Barbara County Comprehensive Plan.

3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.

4. Pursuant to the Provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

Michael F. Brown
Clerk of the Board of Supervisors

APPROVED AS TO FORM:
DENNIS MARSHALL
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

ATTACHMENT D: DRAFT ZONING MAP AMENDMENT ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY CHANGING THE ZONING OF ASSESSOR'S PARCEL NUMBER 097-730-021 FROM REC TO DR-6 AND 20-R-1.

Case No. 07RZN-00000-00009

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

The County Zoning Map shall be amended by changing the zoning on Assessor's Parcel Number 097-730-021 from REC to DR-6 and 20-R-1 as shown on Exhibit A.

SECTION 2

The Chair of the Board of Supervisors is hereby authorized and directed to endorse Exhibit A to show that said map has been adopted by this Board.

SECTION 3

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stoker Residential Development
06GPA-00000-00009, 07RZN-00000-00009; 07TRM-00000-00019; 07DVP-00000-00016
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MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Chair, Board of Supervisors
County of Santa Barbara
State of California

DENNIS MARSHALL
County Counsel

By: _____

EXHIBIT A

U

Burton Mesa Preserve

ATTACHMENT E-1: TENTATIVE TRACT MAP CONDITIONS

Stoker Tentative Tract Map
07TRM-00000-00019 / TM 14,732

Date: November 18, 2008

I. PROJECT DESCRIPTION

1. This project is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit #1 dated November 18, 2008, and conditions of approval set forth below. 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 project description is as follows:

Case Number 07TRM-00000-00019 [application filed on May 21, 2007] for approval of a Tentative Tract Map in accordance with County Code Chapter 21 to subdivide an existing 2.82 acre gross and net site commonly known as APN 097-730-021 into 12 new parcels. Lot Numbers 1, 2, and 10 will each be 2,368 square feet. Lot Numbers 3-9 will each be 2,952 square feet. Lot 11 will be 74,637 square feet. Lot 12 will be 20,478 square feet. Access to all new parcels will be provided from Oakhill Drive.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to 07DVP-00000-00016, the project description above, the hearing exhibits, and the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES FROM 08NGD-00000-00011

2. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. seeding and watering to revegetate graded areas; and/or
 - b. spreading of soil binders; and/or
 - c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans.

Timing: Plans are required prior to approval of Land Use Permits\Coastal Development Permits.

MONITORING: Grading Inspector shall perform periodic site inspections.

3. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

4. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD.

Timing: The dust monitor shall be designated prior to the issuance of a Land Use Permit.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

5. An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:
 - a. Program elements to be graphically depicted on final grading and building plans:
 - i. The location and extent of dripline for all trees and the type and location of any fencing.
 - ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.
 - iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
 - iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of a oak tree's dripline.
 - v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits. A P&D-qualified arborist or biologist shall oversee such installation.
 - vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.
 - b. Program elements to be printed as conditions on final grading and building plans:
 - i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.
 - ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.
 - iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.
 - iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.

- v. No permanent irrigation shall occur within the dripline of any existing oak tree.
- vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
- vii. Only designated trees shall be removed.
- viii. Any oak tree which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance 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.
- ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

Plan Requirements: Prior to approval of Land Use Permits, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Land Use Permits, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D. **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.

6. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Land Use Permits\Coastal Development Permits and shall spot check in the field.

7. Prior to Map Recordation, the following conditions must be satisfied:
 - a. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

- b. All driveways off of Oakhill Drive shall be a minimum of sixteen (16) feet wide and minimum driveway easements of twenty (20) feet shall be recorded on the map.
 - c. All curbs shall be painted red and “No Parking Any Time” signs shall be posted per fire department requirements where applicable.
8. **Two (2)** fire hydrants shall be installed. The hydrants shall be located per fire department specifications and shall flow **1250** gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department.
9. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:
- a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
 - b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits. The applicant shall notify Permit Compliance prior to commencement of grading.

Timing: Components of the grading plan shall be implemented prior to occupancy clearance.

MONITORING: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

10. All runoff water from impervious areas shall be conveyed by conduits to existing drainage canyons.

Plan Requirements and Timing: A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Land Use Permits by the applicant to P&D and the Flood Control District for review and approval.

11. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements: This requirement shall be noted on all grading and building plans.

Timing: Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

12. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

13. The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:
- a. Provision of space and bins for storage of recyclable materials within the project site.
 - b. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).
 - c. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.

Plan Requirement/Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. 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.

14. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements/Timing:** This requirement shall be printed on the grading and construction plan. The Permittee shall provide P&D with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

MONITORING: P&D shall review receipts prior to occupancy clearance.

15. 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 Land Use/Coastal Development Permit approval, 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.

16. Prior to recordation, the applicant shall comply with the Flood Control District Standard Conditions of Approval.
17. Prior to recordation and land use clearance, the applicant shall submit a copy of the map, improvement plans, grading/drainage plans, a drainage study, and landscape plans to the District for review and approval. Said plans shall include a retardation basin designed to limit outflow to 0.07cfs per acre of development for a 25-year storm event, or shall include alternative on or off-site drainage improvements which adequately mitigate for increased runoff, to the satisfaction of the District. The applicant shall enter into a maintenance agreement with the District to assure the perpetual maintenance of the private drainage improvements required for the development.

18. All drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer prior to issuance of Occupancy Clearance.

III PROJECT SPECIFIC CONDITIONS

19. Prior to final map clearance the applicant shall enter into and record an *Agreement to Provide Affordable Housing*, which shall include a model *Restrictive Covenant and Preemptive Right*. The *Covenant* shall be executed and recorded by each purchaser of an affordable unit. The *Agreement* and *Covenant* shall be based on the county's model documents, as they may be amended from time to time, and subject to the review and approval of P&D, CHCD, and County Counsel. These shall specify affordability terms described in condition #21. In addition, the *Agreement* and *Covenant* shall include provisions describing marketing and lottery requirements for the initial sale of units; requiring income eligibility of prospective buyers to be determined by the county or its designee; requiring prospective buyers of the affordable units to sign an *Intent to Reside* statement; requiring a *Notice of Default* and *Notice of Sale*, as well as the *Covenant*, be recorded with the original and all subsequent deeds, and stating that the maximum purchase rate for the affordable units shall not exceed the maximum levels established by the Board of Supervisors, consistent with the provisions of the Housing Element and state law.
20. Affordable units shall be constructed concurrent with the construction of the market rate units in each phase of development. Occupancy clearance for no more than 50% of the market rate units in a given phase shall be allowed prior to occupancy clearance for all the affordable units for that same phase of development. **Plan Requirements & Timing:** Prior to final map clearance, this requirement shall be included in the *Agreement to Provide Affordable Housing* and shall be printed on all grading and building plans.

MONITORING: Planning and Development staff shall ensure compliance during construction.

21. The applicant shall provide:
- 0.6 very low income dwelling units (5% of project units) with an average sale price affordable to households earning 50% of Area Median Income (AMI)
 - 0.6 low income dwelling units (5% of project units) with an average sale price affordable to households earning 75% of Area Median Income (AMI)
 - 1.1 moderate income dwelling units (10% of project units) with an average sale price affordable to households earning 110% of Area Median Income (AMI)

Plan Requirements and Timing: Prior to final map clearance, the applicant shall enter into and record an *Agreement to Provide Affordable Housing*, which shall include a model *Restrictive Covenant and Preemptive Right*. The *Covenant* shall be executed and recorded by each purchaser of an affordable unit. The *Agreement* and *Covenant* shall be based on the county's model documents, as they may be amended from time to time, and subject to the review and approval of P&D, CHCD, and County Counsel. The units shall remain affordable for a period of forty-five years. In addition, the running of the covenant shall toll during any period of violation.

22. The applicant shall pay in-lieu fees for affordable housing pursuant to Housing Element Policy 1.3. **Plan Requirements and Timing:** The applicant shall provide a financial security (e.g., certificate of deposit or letter of credit) in a form acceptable to County Counsel prior to final map clearance. The applicant shall pay the full fee at the time the first building permit for the project is issued. The amount of the in-lieu fee shall be based upon the fee in effect at the time of final map clearance for a fifteen unit/lot project in the Lompoc Housing Market Area.

IV STANDARD CONDITIONS FOR TENTATIVE TRACT MAPS

23. **Informational Sheet:** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the conditions, agreements, and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Parcel Map. All applicable conditions of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. If Zoning Clearances are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued Zoning Clearance. For any subsequent development on any parcels created by the project, each set of plans accompanying a Zoning Clearance shall contain these conditions.
24. **Revisions:** If the proposed parcel map is revised from the approved Tentative Map, or if changes to conditions are sought, approval shall be in the same manner as for the originally approved Tentative Map.
25. **Final Map Clearance:** Two copies of the map to finalize the tentative map and required review fees in effect at the time shall be submitted to Planning and Development (P&D) for compliance review of P&D conditions before P&D will issue Parcel Map clearance to the County Surveyor. The map shall show statistics for net lot area (gross area less any public road right of way) and any open space.
26. **Easements:** Prior to recordation, public utility easements shall be provided at the locations and of widths required by the serving utilities that require easements. The subdivider shall submit to the County Surveyor a set of prints of the parcel map accompanied by a letter from each utility and water and sewer district serving the

property stating that the easements shown thereon are acceptable (Chapter 21, Sec. 21-30; Ord. No. 2199, Sec. 13).

27. **Expiration:** The Tentative Map shall expire three years after approval or conditional approval by the final decision maker unless otherwise provided in the Subdivision Map Act, Government Code Section 66452.6.
28. **Underground Utilities:** All utilities shall be installed underground.

V COUNTY RULES & REGULATIONS / LEGAL REQUIREMENTS

29. **Impact Mitigation Fees.** Prior to issuance of the Zoning Clearance, the applicant shall pay the applicable Transportation Impact Mitigation fee with the Public Works Department and prior to Final Map Recordation the mitigation fee with Parks Department.
30. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Zoning Clearance and Building Permit from the Planning and Development Department. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the County Planning Commission. Before any Permit will be issued by the Planning and Development Department, the applicant must obtain written clearance from all departments having conditions. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available at the Planning and Development Department office.
31. **Departmental Conditions:** Compliance with Departmental Letters:
 - a. Public Works Department Project Clean Water letter dated June 22, 2007.
 - b. Santa Barbara County Fire Department letter (Not Available at Printing).
 - c. Santa Barbara County A.P.C.D. letter dated June 27, 2007.
 - d. Public Works Department of Flood Control letter dated September 28, 2007.
 - e. Public Works Transportation letter dated June 26, 2008.
 - f. Environmental Health Services letter dated June 5, 2008.
 - g. County Surveyor's Office letter dated June 4, 2008.
 - h. Santa Barbara County Parks Department letter dated October 30, 2008.
32. **Print and illustrate conditions on plans:** All conditions of approval contained herein shall be printed in their entirety on plans submitted to the Planning and Development Department and reflected in graphic illustrations where appropriate.
33. **Fees Required:** Prior to the issuance of Zoning Clearance, the applicant shall pay all applicable permit processing fees in full.

- 34. Change of Use:** Any new or changed use on the site shall be subject to appropriate review by the County, including building code compliance and environmental review if applicable.
- 35. Indemnity and Separation Clauses:** The applicant shall defend, indemnify and hold harmless the County or its agents, 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 Development Plan. In the event that the County fails to promptly notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 36. Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed again by the County and substitute conditions may be imposed.
- 37. Mitigation Monitoring required:** The 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 applicant agrees to:

 - 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. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel, and with key construction personnel.
 - c. Pay fees prior to Final Map Clearance or approval of Zoning Clearances as authorized under 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 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.

- 38. Signed Agreement to Comply with Conditions Required:** Prior to Final Map Clearance, the applicant shall provide evidence that they have recorded an Agreement to Comply with Conditions on a form acceptable to Planning and Development. Such form may be obtained from the P&D office.

Stoker Development Plan
 07DVP-00000-00016

Date: November 18, 2008

I. PROJECT DESCRIPTION

1. This project is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit #1 dated November 18, 2008, and conditions of approval set forth below. 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 project description is as follows:

Case Number 07DVP-00000-00016 [application filed on May 21, 2007] is the request for approval of a Development Plan under the provisions of the DR zone district of Chapter 35 of the County Code to develop 10 two-story, residential units.

RESIDENTIAL DEVELOPMENT

Floor Plan Type	Lot Numbers	Maximum Structural Development
Floor Plan A-1: Dwelling- 1,848 s.f. Garage- 490 s.f. Patio- 377 s.f.	Lots 1, 2, 10	2,715 s.f. x 7 lots = 8,145 s.f.
Floor Plan A-2: Dwelling- 1,710 s.f. Garage- 490 s.f. Patio- 457 s.f.		
Floor Plan B-1: Dwelling- 1,785 s.f. Garage- 580 s.f. Patio- 584 s.f.	Lots 3-9	2,949 s.f. x 7 lots = 20,643 s.f.
Floor Plan B-2: Dwelling- 1,785 s.f. Garage- 580 s.f. Patio- 584 s.f.		

Access: The proposed residential development will be provided access from Oakhill Drive.

Parking: Each residential unit includes an attached two-car garage. The LUDC requires two spaces per dwelling unit. In addition the project includes the development of three visitor parking spaces one of which will be handicap accessible.

Building Heights: The maximum proposed building height for the project is 25 feet. The maximum building height allowed in the DR zone district is 35 feet.

Landscaping: The proposed project landscaping shall be in substantial conformance with the proposed landscape plans. These landscape improvements include but are not limited to the proposed installation of approximately 31 Coast Live Oaks and the installation of several additional native plant species, such as: Ceanothus, Lemonade Berry, Coffeeberry, and Manzanita.

Grading: The proposed project includes 500 cubic yards of cut and 7100 cubic yards of fill. Approximately 6600 cubic yards of fill will be imported onto the site. This imported soil is primarily required to fill the existing drainage basin located on the project site.

Drainage: The proposed project site currently contains an informal drainage basin which retains stormwater runoff from Oakhill Drive and other impermeable surfaces. The proposed project would eliminate this basin and replace it with a series of smaller retention basins located in landscaped areas at the rear of each residential unit, as well as a primary retention basin located along the southern edge of the project site. This system of basins is designed to retain the stormwater generated by a 25-year flood event. The proposed primary basin is approximately 3500 square feet in area and will be constructed with concrete walls. The top of the proposed vertical walls will be located at grade and the walls will extend below grade at a range between three and nine feet. Due to its depth the primary retention basin will be surrounded by a 42 inch security/safety fence. Stormwater produced by a flood event which exceeds the design capacity of the retention system will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Village Golf Course. The construction of the aforementioned stormwater retention and distribution system is intended to reduce the potential for flooding in this area of the County. Currently, when the existing drainage basin reaches its retention capacity stormwater sheet flows over an existing concrete weir and floods a portion of the Village Golf Course before the stormwater reaches a concrete swale farther south. With the construction of this project the excess stormwater would be transported via a new below-grade drainage pipe to the existing concrete swale, thereby preventing periodic flooding of the golf course.

Passive Recreation Area: The proposed project includes the development of a 21,990 square foot passive recreation area. This area will be landscaped and will include

the provision of picnic tables and benches throughout the recreation area. This passive recreation area will be made available to the public during daylight hours.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to 07TRM-00000-00019, the project description above, the hearing exhibits, and the conditions of approval below.

The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES FROM 08NGD-00000-00011

2. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. seeding and watering to revegetate graded areas; and/or
 - b. spreading of soil binders; and/or
 - c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans.

Timing: Plans are required prior to approval of Land Use Permits\Coastal Development Permits.

MONITORING: Grading Inspector shall perform periodic site inspections.

3. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - d. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - e. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - f. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

4. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD.

Timing: The dust monitor shall be designated prior to the issuance of a Land Use Permit.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

5. An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:

a. Program elements to be graphically depicted on final grading and building plans:

- i. The location and extent of dripline for all trees and the type and location of any fencing.
- ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.
- iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
- iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of a oak tree's dripline.
- v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits. A P&D-qualified arborist or biologist shall oversee such installation.

- vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.
- b. Program elements to be printed as conditions on final grading and building plans:
 - i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.
 - ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.
 - iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.
 - iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.
 - v. No permanent irrigation shall occur within the dripline of any existing oak tree.
 - vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
 - vii. Only designated trees shall be removed.
 - viii. Any oak tree which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance 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.
 - ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

Plan Requirements: Prior to approval of Land Use Permits, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Land Use Permits, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D. **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.

6. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Land Use Permits\Coastal Development Permits and shall spot check in the field.

7. Prior to Map Recordation, the following conditions must be satisfied:
 - a. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.
 - b. All driveways off of Oakhill Drive shall be a minimum of sixteen (16) feet wide and minimum driveway easements of twenty (20) feet shall be recorded on the map.
 - c. All curbs shall be painted red and “No Parking Any Time” signs shall be posted per fire department requirements where applicable.
8. **Two (2)** fire hydrants shall be installed. The hydrants shall be located per fire department specifications and shall flow **1250** gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department.
9. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:
 - c. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
 - d. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits. The applicant shall notify Permit Compliance prior to commencement of grading.

Timing: Components of the grading plan shall be implemented prior to occupancy clearance.

MONITORING: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

10. All runoff water from impervious areas shall be conveyed by conduits to existing drainage canyons.

Plan Requirements and Timing: A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Land Use Permits by the applicant to P&D and the Flood Control District for review and approval.

11. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements: This requirement shall be noted on all grading and building plans.

Timing: Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

12. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

13. The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:

- a. Provision of space and bins for storage of recyclable materials within the project site.
- b. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).
- c. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.

Plan Requirement/Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. 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.

14. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements/Timing:** This requirement shall be printed on the grading and construction plan. The Permittee shall provide P&D with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

MONITORING: P&D shall review receipts prior to occupancy clearance.

15. 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 approval, 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.

16. Prior to recordation, the applicant shall comply with the Flood Control District Standard Conditions of Approval.
17. Prior to recordation and land use clearance, the applicant shall submit a copy of the map, improvement plans, grading/drainage plans, a drainage study, and landscape plans to the District for review and approval. Said plans shall include a retardation basin designed to limit outflow to 0.07cfs per acre of development for a 25-year storm event, or shall include alternative on or off-site drainage improvements which adequately mitigate for increased runoff, to the satisfaction of the District. The applicant shall enter into a maintenance agreement with the District to assure the perpetual maintenance of the private drainage improvements required for the development.
18. All drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer prior to issuance of Occupancy Clearance.

III. DEVELOPMENT PLAN CONDITIONS OF APPROVAL

19. **DP Expiration:** Approval of the Final Development Plan shall expire five (5) years after approval by the Board of Supervisors unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
20. **Final DP conformity:** No permits for development, including grading, shall be issued except in conformance with the approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit # 1, dated November 18, 2008. Substantial conformity shall be determined by the Director of P&D.
21. **Subsequent DP:** On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but un-built plans shall become null and void.
22. **Time Extension – Revision:** If the applicant requests a time extension for this permit/project, the permit/project 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. Mitigation fees shall be those in effect at the time of Zoning Clearance issuance.
23. **BAR:** The applicant shall obtain final approval from the Board of Architectural Review (BAR) prior to Zoning Clearance issuance.

24. The landscape plan shall provide a combination of landscaping with low water-use plants and/or a solid screen wall or fence shall be provided to effectively obscure the public view of parking areas from surrounding roadways.

V. COUNTY RULES AND REGULATIONS

26. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain applicable Zoning Clearances and Building Permits from Planning and Development. These permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

27. **Landscape Performance Securities:** 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 2 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 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 planting, irrigation, and seeding materials consistent with the final landscaping plans approved by the BAR 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.

28. **Landscape Requirements:** Landscaping shall be maintained for the life of the project.

38. Compliance with Departmental letters required as follows:

- a. Public Works Department Project Clean Water letter dated June 22, 2007.
- b. Santa Barbara County Fire Department letter (Not Available at Printing).

- c. Santa Barbara County A.P.C.D. letter dated June 27, 2008.
- d. Public Works Department of Flood Control letter dated September 28, 2007.
- e. Public Works Transportation letter dated June 26, 2008.
- f. Environmental Health Services letter dated June 5, 2008.
- g. Santa Barbara County Parks Department letter dated October 30, 2008.

39. Print & Illustrate conditions on plans: All applicable final conditions of approval shall be 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.

40. Mitigation Monitoring required: The 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 applicant agrees to:

- 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.
- d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel, and with key construction personnel.
- e. Pay fees prior to approval of Zoning Clearances as authorized under 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 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.

41. Signed Agreement to Comply with Conditions Required: Prior to Zoning Clearance issuance, the applicant shall provide evidence that they have recorded an Agreement to Comply with Conditions on a form acceptable to Planning and Development. Such form may be obtained from the P&D office.

42. Fees Required: Prior to Zoning Clearance issuance, the applicant shall pay all applicable P&D permit processing fees in full.

43. Change of Use: Any change of use in the proposed building or structure shall be subject to environmental analysis and appropriate review by the County including

building code compliance.

- 44. Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officer 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 the Development and Conditional Use Permit. In the event that the County fails promptly to notify the 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.
- 45. Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.

Fire Department Condition Letter

Not Available at Printing

Project Clean Water Condition Letter



PHILLIP M. DEMERY
Director

County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
Website: www.countyofsb.org/project_cleanwater

RECEIVED

JUN 26 2007

**S.B. COUNTY
PLANNING & DEVELOPMENT**



THOMAS D. FAYRAM
Deputy Director

June 22, 2007

Planning Commission
Santa Barbara County Planning & Development
County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, CA 93101

Planning Commission
June 22, 2007

certified by a Registered Civil Engineer or Landscape Architect. A set of As-Built plans shall be submitted to Water Resources Division.

4. The applicant will be required to pay the current plan check fee deposit at the time the plans are submitted for review and approval.

Design guidance is available from the following resources:

- California Stormwater Best Management Practice Handbooks – New Development and Redevelopment. California Stormwater Quality Association. 2003 (or most recent edition).
- Technical Guidance Manual for Stormwater Quality Control Measures. Ventura Countywide Stormwater Quality Management Program See Section 5.0, Treatment Control BMPs
- Post-Construction Storm Water Management in New Development &

Environmental Health Services Condition Letter



Environmental Health Services

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

Elliot Schulman, MD, MPH Director/ Health Officer
Michele Mickiewicz Deputy Director
Rick Merrifield EHS Director

TO: Nathan Eady, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: June 5, 2008

SUBJECT: Case No. 07TRM-00000-00003/TM 14.732. 07DVP-00000-00016

Lompoc Area

Public Works (Transportation) Condition Letter

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



June 26, 2008

TO: Nathan Eady, Planner
Development Review

Standard Conditions of Approval

2. The applicant shall comply with all Standard Conditions for Tentative Tract Map Approval, dated January 1991 (attached).

Sight Distance

3. Prior to land use 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.

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.

- a) Design and re-construct any substandard County owned sidewalks along the project frontage. All Construction shall conform to the County Engineering Design Standards. Any substandard

Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

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

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards as follows unless approved otherwise by the Public Works Traffic or Permit Sections.

- a. On all residential roads, the space between road lights on the same road will be not less than 180 feet, nor more than 240 feet measured along the centerline of the road. Minimum lamp size must be 5,800 lumen High Pressure Sodium Vapor lights mounted no less that 25 feet in height from the roadway.
- b. 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. Luminaire spacing shall be

Off-Site Road Improvements

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

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

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

COUNTY OF SANTA BARBARA
DEPARTMENT OF PUBLIC WORKS



**Standard Conditions for
Tentative Tract Map Approval**

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.

conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.

9. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.

19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if

34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval


Flood Control Condition Letter



RECEIVED

SEP 28 2007

S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control  Water Agency
September 28, 2007

Planning Commission
S.B. County Planning & Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED
OCT 05 2007
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Air Pollution Control District Condition Letter

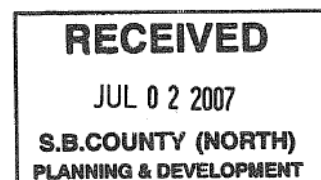


Santa Barbara County
Air Pollution Control District

Our Vision  Clean Air 

June 27, 2007

Nathan Eady
County of Santa Barbara
Planning and Development Department – North County
624 W. Foster Road
Santa Maria, CA 93455



RE: 07TRM-00000-00003; TM 14,732; 07RZN-00000-00009; 07DVP-00000-00016
Stoker Tract Map, Rezone & Development Plan

Dear Mr. Eady,

The Air Pollution Control District has reviewed the referenced case and offers the following:

- i. State law requires drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:
 - 1. shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - 2. shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (homes and schools).

- i. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

If you or the project applicant have any questions, please feel free to contact me at (805) 961-8838 or via email at GillilandF@sbcapcd.org.

Sincerely,

Francis Gilliland

Francis Gilliland

County Surveyor's Condition Letter

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, CA 93101
805\568-3000 FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

June 4, 2008

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

Parks Department Condition Letter



Daniel C. Hernandez, MPA
Director of Parks
(805) 568-2461

Michael Gibson, MPA
Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP
Project Manager
(805) 568-2470

October 30, 2008

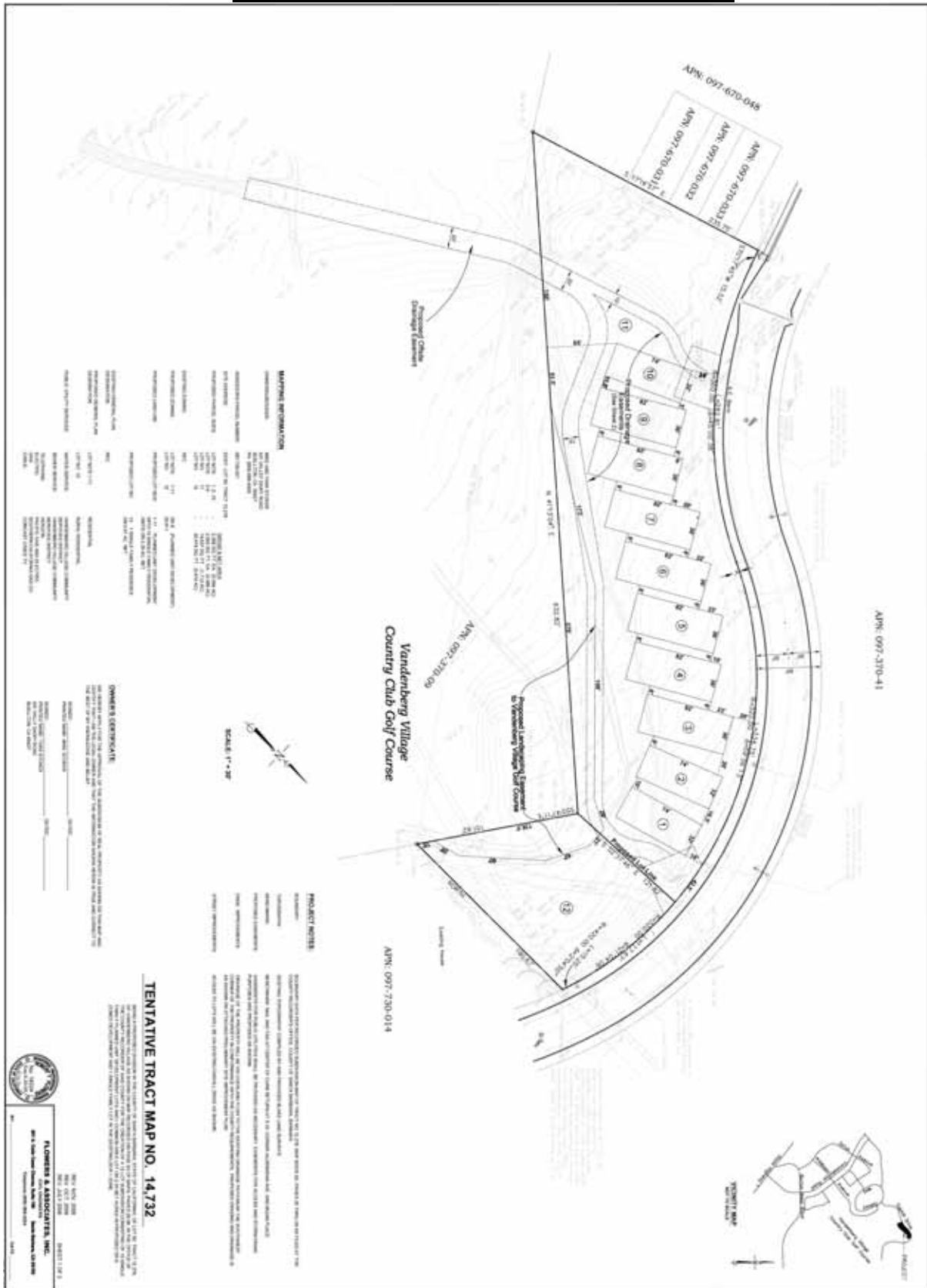
**Supersedes Condition Letter
Dated 6/6/2008**

TO: Nathan Eady, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner

A handwritten signature in black ink, appearing to be "Claude", written over the name "Claude Garciacelay" in the FROM line.

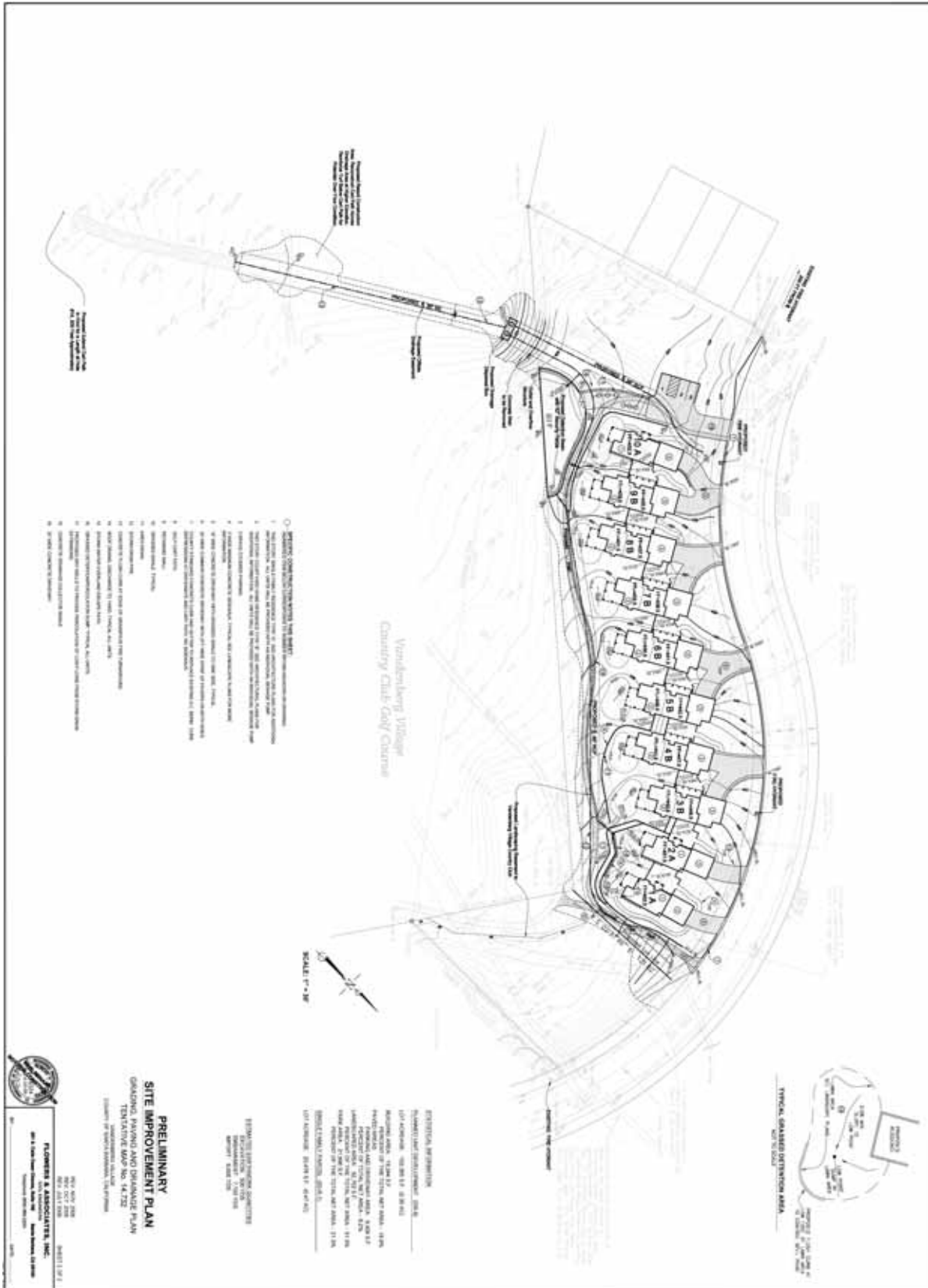
ATTACHMENT F: TENTATIVE TRACT MAP



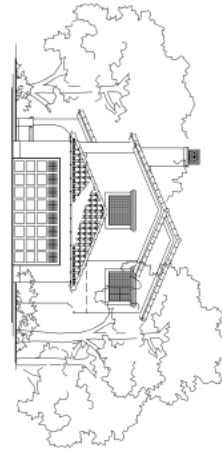
TENTATIVE TRACT MAP NO. 14,732

FLOWERS & ASSOCIATES, INC.
 1000 N. GATEWAY AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78207
 PHONE: (214) 596-1234
 FAX: (214) 596-1235
 WWW.FLOWERSANDASSOCIATES.COM

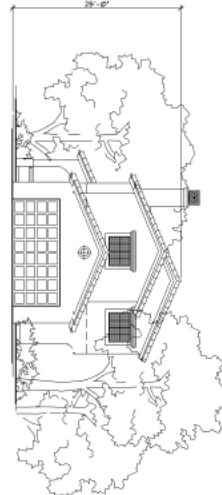
ATTACHMENT G: PRELIMINARY SITE IMPROVEMENT PLAN



ATTACHMENT H: CONCEPTUAL FLOOR PLANS AND ELEVATIONS



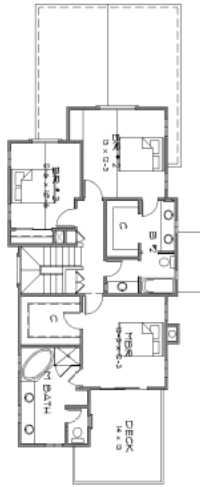
FRONT ELEVATION A1-B
1/8" = 1'-0"



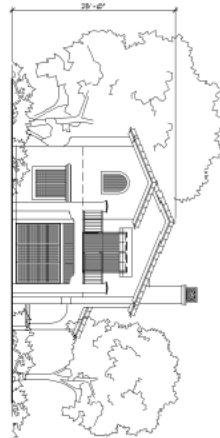
FRONT ELEVATION A1-A
1/8" = 1'-0"



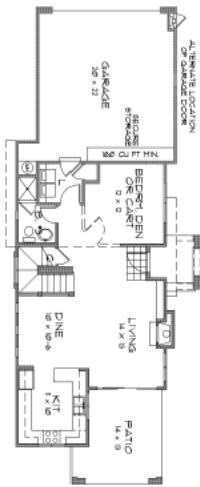
SIDE ENTRY ELEVATION A1
1/8" = 1'-0"



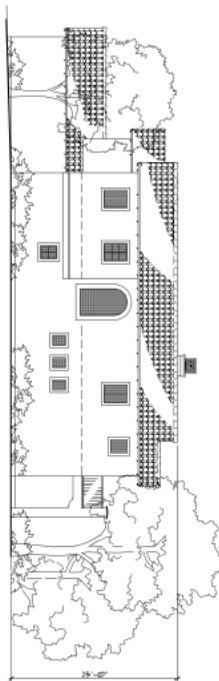
UPPER FLOOR PLAN
1033 S.F.



REAR ELEVATION A1
1/8" = 1'-0"



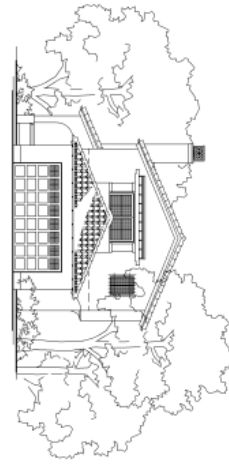
LOWER FLOOR PLAN
825 S.F.
GARAGE 490 S.F.



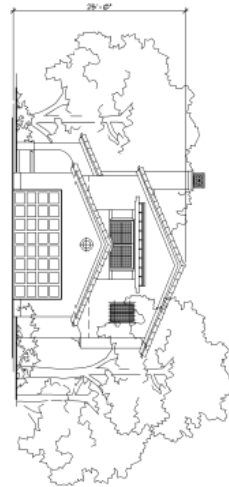
SIDE ELEVATION A1
1/8" = 1'-0"

PROPOSED FLOOR PLAN - A1
 TOTAL 1848 S.F. OUTDOOR PATIOS 377 SF PROVIDED
 GARAGE 490 S.F. GARAGE 490 S.F. 370 SF REQUIRED

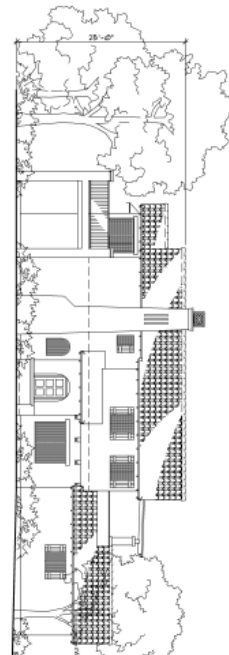
1/8" = 1'-0"



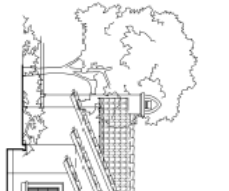
FRONT ELEVATION A2-B
 1/8"=1'-0"



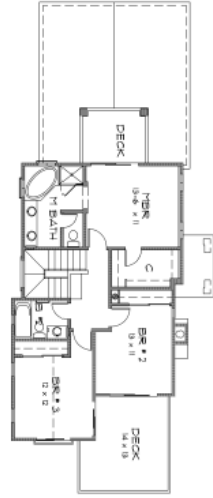
FRONT ELEVATION A2-A
 1/8"=1'-0"



SIDE ENTRY ELEVATION A2
 1/8"=1'-0"



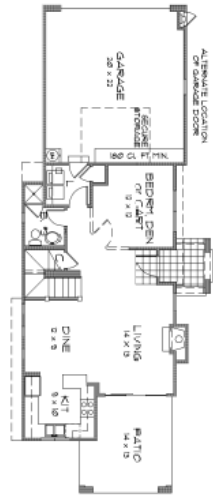
FRONT ELEVATION A2
 1/8"=1'-0"



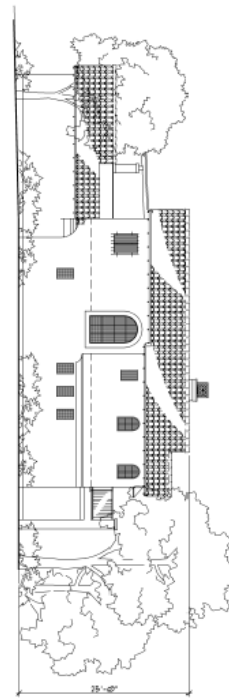
UPPER FLOOR PLAN
 838 S.F.



REAR ELEVATION A2
 1/8"=1'-0"



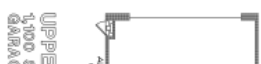
LOWER FLOOR PLAN
 826 S.F.
 GARAGE 490 S.F.



SIDE ELEVATION A2
 1/8"=1'-0"

PROPOSED FLOOR PLAN - A2
 TOTAL 1,710 S.F. OUTDOOR PATIOS 487 SF PROVIDED
 GARAGE 490 S.F. GARAGE 490 S.F. 842 SF REQUIRED

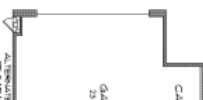
1/8"=1'-0"



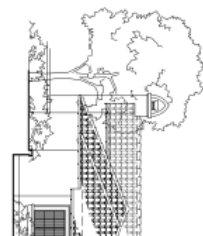
UPPER FLOOR PLAN
 1,710 S.F.
 GARAGE 490 S.F.

P
T.C.
G.A.
H.H.

UPPER F
100 SF
GARAGE 50



FRONT ELEV.

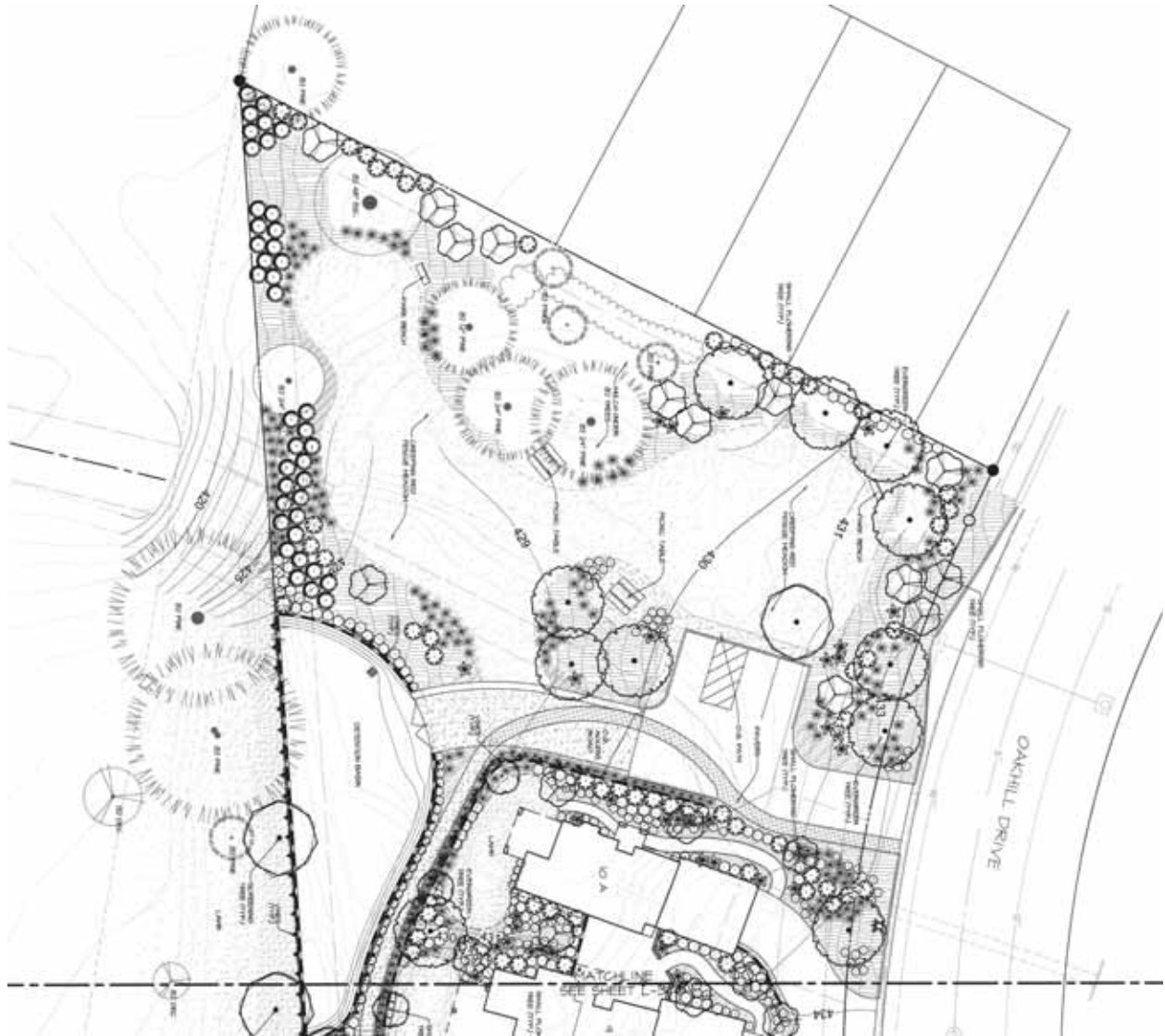


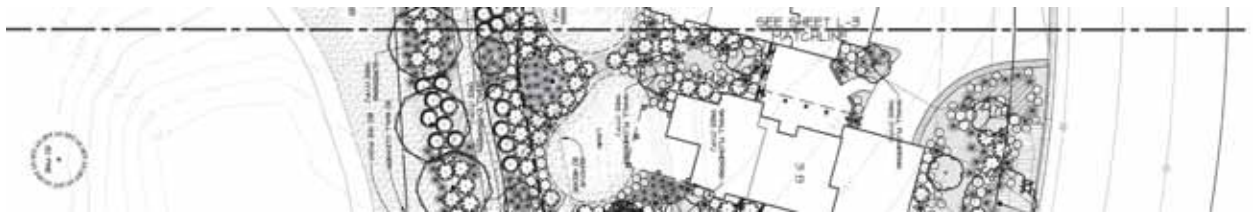
OSR/Rice Cooling and Processing Facility

06RZN-00000-00005; 06TPM-00000-00019; 06DVP-00000-00009; 06CUP-00000-00043

Page H-4

ATTACHMENT I: CONCEPTUAL LANDSCAPE PLANS





CONCEPTUAL PLANT SCHEDULE



EXISTING PINES TO REMAIN



EXISTING OAKS TO REMAIN



EXISTING DECIDUOUS TREES TO REMAIN

Rice Cooling and Processing Facility

06RZN-00000-00005; 06TPM-00000-00019; 06DVP-00000-00009; 06CUP-00000-00043

Page I-4