

**SANTA BARBARA COUNTY PLANNING COMMISSION  
Staff Report for the Stoker Residential Project**

**Hearing Date: September 10, 2008**  
**Staff Report Date: August 22, 2008**  
**Case No.:** 06GPA-00000-00009  
07RZN-00000-00009  
07TRM-00000-00003  
07DVP-00000-00016

*AK McCurdy for*  
**Deputy Director: Zoraida Abresch**  
**Division: Development Review North**  
**Staff Contact: Nathan Eady**  
**Supervising Planner: A. McCurdy**  
**Planner's Phone #: (805) 934-6261**

**Environmental Document:** Negative Declaration (08NGD-00000-00011)

OWNER/APPLICANT:

Mike Stoker  
431 Valley Dairy Road  
Buellton, CA 93427  
(805) 686-4325

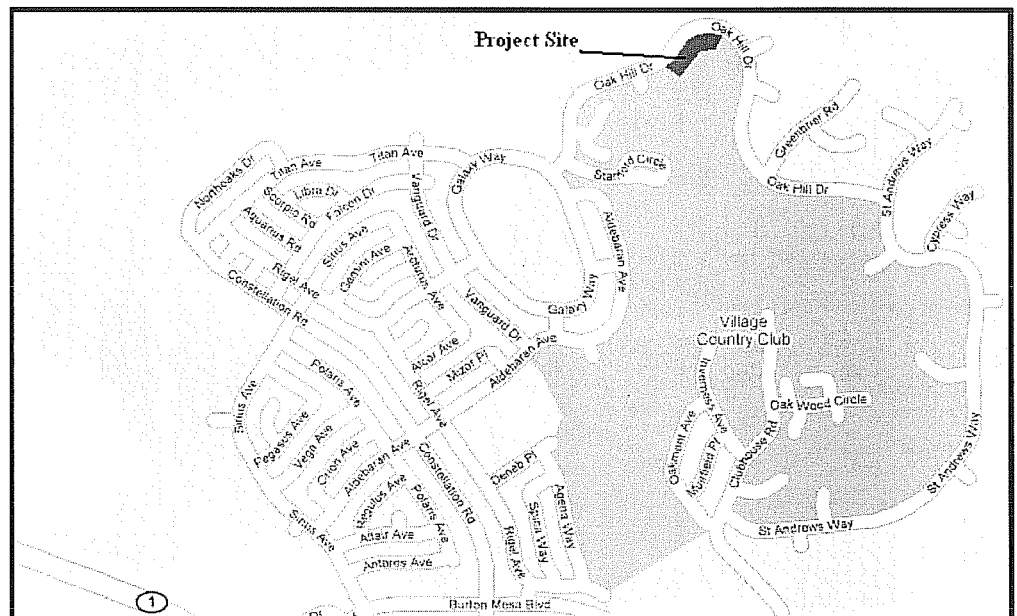
AGENT:

Mike Stoker  
431 Valley Dairy Road  
Buellton, CA 93427  
(805) 686-4325

ENGINEER:

Flowers & Associates  
500 East Montecito Street  
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(805) 966-2224

VICINITY MAP



This site is identified as Assessor Parcel Numbers 097-730-021, located on Oakhill Drive, in the Vandenberg Village area, 3<sup>rd</sup> Supervisorial District.

Application Complete: November 30, 2007  
Processing Deadline: 60 days from approval of NOD

**1.0 REQUEST**

Hearing on the request of Mike Stoker, applicant and property owner, to consider the following:

- 1) Case Number 06GPA-00000-00009 [application filed May 12, 2006] for approval to change the Comprehensive Plan's land use designation of 2.35 acres from Recreation/Open Space to Residential-8.0 and to change the land use designation of 0.47 acres from Recreation/Open Space to Residential-1.8;
- 2) Case Number 07RZN-00000-00009 [application filed on May 21, 2007] for approval of a Zoning Map Amendment to change the Land Use and Development

Code's zone district for 2.35 acres from Recreation to Design Residential (DR-6), and to change the zone district for 0.47 acres from Recreation to Residential, single-family (20-R-1);

- 3) 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 a 2.82 acre site and create 16 new parcels: Lot Numbers 1, 2, and 11-14 at 2,368 s.f. each; Lot Numbers 3-9 at 2,952 s.f. each; Lot 15 at 65,165 s.f.; and Lot 16 at 20,478 s.f.;
- 4) Case Number 07DVP-00000-00016 [application filed on May 21, 2007] for approval of a Development Plan under the provisions of the DR zone district of Chapter 35 of the County Code to develop 14 two-story, residential units;

and to approve the Mitigated Negative Declaration (08NGD-00000-00011) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. The application involves AP No. 097-730-021, located on Oakhill Drive in the Recreation/Open Space zone district, in the Vandenberg Village area, 3<sup>rd</sup> Supervisorial District.

The Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria).

## **2.0 RECOMMENDATIONS AND PROCEDURES**

Follow the procedures outlined below and recommend approval of Case Numbers 06GPA-00000-00009, 07RZN-00000-00009, 07TRM-00000-00019, and 07DVP-00000-00016 marked "Officially Accepted, County of Santa Barbara September 10, 2008 County Planning Commission Exhibit No. 1", based upon the project's consistency with the County's Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors approve the Mitigated Negative Declaration No. 08NGD-00000-00011 (included as Attachment B) and adopt the mitigation monitoring program contained in the conditions of approval.

3. Recommend that the Board of Supervisors adopt a Comprehensive Plan Amendment for APN 097-730-021, amending the Santa Barbara County Comprehensive Plan Land Use Element, Lompoc Urban Area Land Use Designations (Draft Resolution included as Attachment C).
4. Recommend that the Board of Supervisors adopt by Ordinance a Zoning Map Amendment for APN 097-730-021, amending the Inland Zoning Map for the Lompoc Urban Area Zones (Draft Ordinance included as Attachment D).
5. Recommend that the Board of Supervisors approve 07TRM-00000-00019 subject to the conditions included as Attachment E-1.
6. Recommend that the Board of Supervisors approve 07DVP-00000-00016 subject to the conditions included as Attachment E-2.

Refer back to staff if the County Planning Commission takes other than the recommended action.

### **3.0 JURISDICTION**

The proposed Comprehensive Plan and Zoning Map Amendment are under the Jurisdiction of the Board of Supervisors. All other permits are under the original jurisdiction of the Planning Commission. Pursuant to Section 35.80.020 of the Land Use and Development Code, when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case, the highest jurisdiction is the Board of Supervisors. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

### **4.0 ISSUE SUMMARY**

**Change in Land Use from Recreation/Open Space to Residential:** 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 as a privately owned property 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 significant 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 the 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 Vandenberg High School property also provides a large number of athletic fields, running track, etc. As the

Vandenberg Village area contains these recreational facilities, the conversion of 2.82 acres of privately owned, recreationally zoned land would not constitute a significant impact to the recreational opportunities of this community.

**Project Site Drainage/Flooding:** 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. The County's Flood Control District has reviewed and approved the conceptual drainage plan and per project condition's will review final grading and drainage plans prior to construction.

**Affordable Housing:** In accordance with the County's Housing Element any residential development proposing the creation of five or more residential dwellings is subject to the County's Inclusionary Housing requirements. These requirements include provisions for either the development of onsite affordable housing or the payment of in-lieu fees to the County's Affordable Housing Program. The necessary conditions requiring project compliance with Affordable Housing provisions have been included in the project conditions Attachment E-1.

**Community Benefit:** In accordance with County Government Code requirements any project which includes a General Plan Amendment and/or Rezone must result in a benefit to the community. The proposed project 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.) and provide additional housing stock for the County. 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. For instance, ministerially permittable land uses within the REC zone district include RV parks and large family day care homes. Land uses allowed in the REC zone district with approval of Conditional Use Permit include but are limited to: music recording studios, equestrian facilities, meeting centers, outdoor recreation facilities, schools, medical services, special care homes, and non-residential child care centers. Therefore, it is staff's opinion that the proposed project which includes residential development consistent with the surrounding neighborhood and mandatory participation in the County's Inclusionary Housing Program could provide a substantial community benefit.

## 5.0 PROJECT INFORMATION

### 5.1 Site Information

<b>Site Information</b>	
Comprehensive Plan Designation	Urban, Recreation/Open Space
Ordinance, Zone	LUDC, REC, Recreation/Open Space
Site Size	2.82 acres gross and net
Present Use & Development	Vacant/Drainage Retention
Zone(s)/Surrounding Land Uses	<i>North:</i> RR-10/Vacant <i>South:</i> REC/Golf Course <i>East:</i> 20-R-1/Single-Family Detached Residences <i>West:</i> DR-6/Single-Family Attached Residences
Access	Access provided via Oakhill Drive
Public Services	Water Supply: Vandenberg Village CSD Sewage: Vandenberg Village CSD  Fire: Santa Barbara County Station # 51 (Lompoc)

### 5.2 Setting

**Project Site and Surrounding Land Uses:** The proposed project site is located on the northern fringe of Vandenberg Village on Oakhill Drive. It is currently located within the Recreation/Open Space Zone district. The site does not contain any existing structures although it is partially occupied by a drainage ditch, retention basin, and gravel access road. The project site is bounded by single-family attached housing to the west and single-family detached housing to the east. Additionally, the site is bounded to the south by the Village Gold Course and Oakhill Drive to the north. Property located north of Oakhill Drive is located in the Residential Ranchette zone district although this property is currently undeveloped.

**Slope/Topography:** The proposed project site is steeply to gently sloped trending from north to south. Slopes on the northeast corner of the property exceed 25%, while the remainder of the property consists of slopes less than 10%. The site has been slightly disturbed due to past grading

activities for access and flood control purposes. A gravel road exists on the northern portion of the property providing access from Oakhill Drive to the golf course. An unlined flood control drainage ditch traverses the property from north to south and northeast to southwest, culminating in a retention basin.

**Flora:** Vegetation onsite consists predominantly of annual grasses and other ruderal vegetation. There are several trees onsite, which include two oak (*Quercus agrifolia*) trees (8-12” diameter), seventeen pine and cypress trees, a pepper tree, and a eucalyptus tree.

**Fauna:** The project parcel is undeveloped and is located on the fringe of existing urban development. Few animal species are expected to permanently inhabit the site do to its disturbed nature, poor habitat quality, and close proximity to nearby residences. However, foraging species with wide ranges such as coyotes, rabbits, snakes, deer and various bird species could occupy the project site for short periods or use the site to travel between the adjacent golf course to the south and undeveloped property to the north. The project site is located over a mile outside of the known range of the California Tiger Salamander (CTS).

**Archaeological Sites:** There are no known archaeological sites on the subject property, although there are four identified sites located west of the property within a two mile radius.

**Soils:** Soils onsite consist of Marina sand, which has a soil capability of VII. These soils are moderately to well drained soils and are generally supportive of grasslands and oaks.

### 5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	14-two story detached single-family homes.	Not Applicable
	Floor Plan A-1: Dwelling- 1,848 s.f. Garage- 490 s.f. Patio- 377 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.	

<b>Statistics</b>		
<b>Item</b>	<b>Proposed</b>	<b>Ordinance Standard</b>
	Floor Plan B-2: Dwelling- 1,785 s.f. Garage- 580 s.f. Patio- 584 s.f.	
Max. Height of Structure(s)	25 feet	DR-6 Zone Dist.-35 feet
Building Coverage (footprint)	DR-6 Units: 20,965 s.f. (21%)  20-R-1: Future Dwelling to be Proposed	DR-6 Zone Dist.-30% max.  20-R-1 Zone Dist.-No Limit
Roads	No new roads proposed.	Not Applicable
Number of Dwelling Units	15 units total (14/DR-6, 1/20-R-1)	One Unit per Legal Lot
Project Density	DR-6: 14 units 20-R-1: One Future Residence	6 units per acre=14.1 units One Unit Per Legal Lot
Employees	Not Applicable	Not Applicable
Grading	Cut- 700 cubic yards Fill- 7,600 cubic yards Import- 6,900 cubic yards	Not Applicable

## 5.4 Description

The project proposal involves four (4) discretionary requests described below:

### **General Plan Amendment**

Case Number 06GPA-00000-00009 is the request for a General Plan Amendment to allow a change in the Comprehensive Plan's land use designation of 2.35 acres from Recreation/Open Space to Residential-8.0 and of 0.47 acres from Recreation/Open Space to Residential-1.8.

### **Rezone**

Case Number 07RZN-00000-00009 is the request for a Rezone to allow a change in the Land Use Development Code's zone district for 2.35 acres from Recreation to Designed Residential (DR-6) and for 0.47 acres from Recreation to Residential, single-family (20-R-1).

### **Tentative Tract Map for a 16 Parcel Subdivision**

Case Number 07TRM-00000-00003 (see Attachment F) is the request for approval of a Tentative Tract Map under County Code Chapter 21 to divide a 2.82 acre site and create 16 new parcels: Lot Numbers 1, 2, and 11-14 at 2,368 s.f. each; Lot Numbers 3-9 at 2,952 s.f. each; Lot 15 at 65,165 s.f.; and Lot 16 at 20,478 s.f.

**Development Plan**

Case Number 07DVP-00000-00016 (see Attachments G-I) 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 14 two-story, residential units.

**RESIDENTIAL DEVELOPMENT**

<b>Floor Plan Type</b>	<b>Lot Numbers</b>	<b>Maximum Structural Development</b>
Floor Plan A-1: Dwelling- 1,848 s.f. Garage- 490 s.f. Patio- 377 s.f.	Lots 1, 2, 10-14	2,715 s.f. x 7 lots = 19,005 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.

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 24 Valley Oaks and the installation of several additional native plant species, such as: Ceanothus, Lemonade Berry, Coffeeberry, and Manzanita.

Grading: The proposed project includes 700 cubic yards of cut and 7600 cubic yards of fill. Approximately 6900 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.

## **5.5 Background Information**

At its regular hearing of September 19, 2006 the Planning Commission approved the initiation of the proposed General Plan Amendment by a vote of 3-2. A change in land use and zone district for the project site was previously considered under 96-GP-022, 97-RZN-007, and TPM 14,442. Under those development applications the project site would have been subdivided into four legal lots and designated as a 20-R-1 zone district, allowing the development of four single-family homes. The Board of Supervisors denied those previous applications at its regular hearing of August 3, 1999. The Board also asked for the following revisions to the project findings:

Amend the second paragraph of Comprehensive Plan Finding 2.1 to read as follows:

‘No Comprehensive Plan has been undertaken for the Lompoc Valley since 1980. Therefore, until an adequate comprehensive assessment of the recreational needs and available, appropriately zoned and designated land is completed for the Lompoc Valley, it is contrary to the public interest to remove recreationally zoned land from the existing "bank" of property because such a land use designation and zoning may be needed to fulfill basic public and/or private recreational needs in the area"; and

Add the following as the last sentence to Rezone Finding 3 as follows:

"The proposed mitigation for the loss of recreational opportunities that would result from the requested rezone is inadequate and unacceptable".

## **6.0 PROJECT ANALYSIS**

### **6.1 Environmental Review**

A Mitigated Negative Declaration (08NGD-00000-00011) was prepared for the proposed project (see Attachment B) pursuant to Section 15070 of the State Guidelines for the implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental

Guidelines. Issue areas addressed in the Mitigated Negative Declaration are: aesthetics, agricultural resources, air quality, biological resources, cultural resources, energy, fire hazards, geologic processes, hazardous materials, historic resources, land use, noise, public facilities, recreation, transportation, and water resources/flooding. The Mitigated Negative Declaration determined that all potential project impacts could be reduced to less than significant level through incorporation of the proposed mitigation measures as conditions of approval.

The Draft Mitigated Negative Declaration was circulated for public comment and review for 21 days (April 2, 2008 through April 23, 2008). During public review of the environmental document several comment letters were received from members of the public. A copy of these letters and staff responses, where necessary, have been incorporated into the proposed Final Mitigated Negative Declaration, 08NGD-00000-00011, which is contained within this staff report as Attachment B.

Mitigation measures required to reduce potentially significant impacts on air quality, biological resources, cultural resources, fire protection, geologic processes, noise, public facilities, and water resources/flooding were accepted by the applicant on March 19, 2008 and are included in the recommended conditions of approval (Attachment E).

A summary of the main environmental issues is included below. However, please refer to the proposed Final Negative Declaration for a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts.

### ***6.1.1 Impacts and Mitigation***

Air Quality: Temporary nuisance dust generation during earthwork for minor grading, creation of building pads, or similar activities would have the potential to affect adjacent residences. However, the project would be subject to standard Air Pollution Control District measures for dust suppression (e.g., watering of graded areas and stockpiles; monitoring), which are applied pursuant to the County Air Quality Attainment Plan to mitigate cumulative air quality effects from incremental project contributions. Adherence to these measures would ensure that potential impacts to air quality would be less than significant.

Biological Resources: The proposed project site does contain two mature oak trees. The proposed scope of work does include development which could potentially damage or require the removal of these oaks. This aforementioned tree removal is considered a potentially significant but mitigable impact with the application of measures described in the project conditions Attachment E. It should also be noted that while a 10 to 1 oak tree replacement ratio will required as part of the required mitigation the current scope of work already includes the proposed installation of at least 31 Coast Live Oaks. The proposed landscape improvements also include the installation of several additional native plant species, such as: Ceanothus, Lemonade Berry, Coffeeberry, and Manzanita. Ultimately,

the full build-out of the project would likely result in the introduction of significantly greater amounts of native vegetation than currently exist on the site.

Cultural Resources: No known archaeological resources exist within 2000 feet of the project site based on the County's Archaeological Resource Maps and an Initial Records Search conducted by the University of California Santa Barbara (UCSB). Additionally, a Phase 1 Archaeological Surface Survey of the proposed project site was conducted by a qualified Archaeologist (Laurence Spanne) on April 9, 2008. No significant archaeological resources were discovered during this survey. The project has been conditioned to include the standard discovery clause if archaeological resources are encountered during construction. As conditioned, the project would be consistent with this policy.

Fire: The proposed project would introduce additional development within a high fire hazard area. The County of Santa Barbara's Fire Department has reviewed the proposed project and requested vehicular access improvements to the project site to facilitate emergency access, as well as the installation of two new fire hydrants. The access improvements will include the construction of a 20-foot wide private road to serve four units located on the western edge of the site. This private road will include red painted curbs, no parking signs, and a fire department approved turn around. The incorporation of these access improvements and new fire hydrants into the project will reduce potential impacts from fire hazard to a level below significance.

Geologic Processes: The future construction of fifteen residential units would create new areas of impermeable surfaces and therefore would create the potential for increased water erosion of soils due to increased storm water runoff. In addition, earthwork for preparation of building pads has the potential to result in soil erosion. Application of standard County grading, erosion, and drainage-control measures would ensure that no significant erosion would occur. Short-term impacts to nearby residents from construction vibrations would be mitigated to less than significant levels with application of the standard measure limiting construction noise to weekdays between 7:00 a.m. and 4:00 p.m.

Noise: Noise generated from heavy equipment during grading and construction typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed project site, temporary construction noise could significantly affect nearby residents. Application of the standard County measure to limit noisy construction activity to weekdays between 7:00 a.m. to 4:00 p.m. would mitigate the project construction noise impact to a less than significant level.

Public Facilities: County solid waste landfill space is limited and the County is under State mandate to reduce waste generation and disposal. The *County Environmental Thresholds and Guidelines* identifies a significant impact when a project would generate 196 tons or more of refuse per year, and a considerable contribution to cumulative impacts from generation of 40 tons or more per year. Fifteen residential units would be expected to generate 43.5 tons of solid waste annually (1 home x 3.01 persons/ home x 0.95 tons solid waste/ year/ person = 2.9 tons solid waste/ year). Generation of 43.5 tons of solid refuse per year would result in a significant contribution to adverse cumulative

solid waste impacts. Therefore, mitigation measures in the form of a Solid Waste Management Plan have been included in the Mitigation and Monitoring Program. With incorporation of this measure, residual cumulative effects would be less than significant.

Water Resources:

**Groundwater Usage:** Based on information provided by local Community Service Districts single-family dwelling on lots of 7,000 square feet or less consume approximately 0.6 acre feet per year (AFY) of water. Due to increased landscaping irrigation needs, single family homes on 20,000 square foot lots require consume approximately 1 AFY. Therefore, it is estimated that the proposed project will require an increase of approximately 10 AFY in groundwater draw. This is well below the County's 22 AFY threshold for the Lompoc Groundwater Basin.

**Flooding:** 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.

## 6.2 Comprehensive Plan Consistency

<b>POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<b>Comprehensive Plan Policies</b>	
<b>LAND USE ELEMENT</b>	
<p><b><u>Land Use Designation : Residential (RES)</u></b></p>	<p><b>Consistent.</b> The proposed development is consistent with the proposed residential land uses and corresponding densities included in the General Plan Amendment application. The requested Comprehensive Plan residential densities (8 units per acre for 2.35-acre western portion of the site and 1.8 units per acre for the eastern 0.47-acre of the site) are identical to the existing densities on adjacent parcels.</p>
<p><b><u>Land Use Development, Policy # 4:</u></b></p> <p><i>Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public and private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service connections or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p> <p><b><u>Land Use Development Policy No. 5:</u></b></p> <p><i>Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</i></p>	<p><b>Consistent.</b></p> <p><u>Water:</u> Based on information provided by local Community Service Districts single-family dwelling on lots of 7,000 square feet or less consume approximately 0.6 acre feet per year (AFY) of water. Due to increased landscaping irrigation needs, single family homes on 20,000 square foot lots require consume approximately 1 AFY. Therefore, it is estimated that the proposed project will require an increase of approximately 10 AFY in groundwater draw. This is well below the County's 22 AFY threshold for the Lompoc Groundwater Basin. The Vandenberg Village CSD has provided an Intent to Serve Letter indicating that the district has adequate infrastructure to serve the project.</p> <p><u>Sewer:</u> The Vandenberg Village CSD has provided an Intent to Serve Letter indicating that the district has the infrastructure necessary to provide wastewater disposal service for the project.</p> <p><u>Roads:</u> The proposed project will take access from Oakhill Drive, which is a County maintained and improved road. The project will include the necessary street improvements (curb, driveway aprons, etc.)</p>

<b>POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
	<p><u>Fire:</u> The proposed project site will be served by County Fire Station #51, located at 749 Burton Mesa Boulevard, Lompoc. The project also includes the installation of two new fire hydrants and a fire department turn-around.</p>
<p><b><u>Hillside and Watershed Protection Policies</u></b></p> <p><b>Policy #1.</b> <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p><b>Policy #2.</b> <i>All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p> <p><b>Policy #3.</b> <i>For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</i></p> <p><b>Policy #4.</b> <i>Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an</i></p>	<p><b>Consistent.</b> The proposed project improvements would require approximately 700 cubic yards of cut and approximately 7,600 cubic yards of fill, with approximately 6,900 cubic yards of fill imported to the site. This relatively large amount of import is necessary to fill the existing drainage basin located on the project site. Structural designs for the proposed single-family dwellings include models which step down the natural slope of the property, eliminating the need for additional fill importation. Therefore, the project has been designed to reduce the amount of required grading to the maximum extent feasible and is consistent with this policy.</p> <p>No grading on slopes with a gradient of more than 20% would occur for the development of the proposed residences. No prominent natural landforms would be disturbed by the proposed project. The proposed development would require the removal of at least two native oak trees. However, the proposed landscape plans include the installation of approximately 31 Coast Live Oaks and various additional native species. Additionally, the proposed Mitigation Monitoring Program includes the County's Standard Oak Tree Protection Measures.</p> <p><b>Consistent.</b> Proposed project conditions require that areas disturbed by grading be revegetated within four (4) weeks after the completion of earth-moving operations. Proposed mitigation measures also require that no grading occur during mid-November through late February. The</p>

<b>POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<p><i>appropriate dumping location.</i></p> <p><b>Policy #5.</b> <i>Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with acceptable landscaping practices.</i></p> <p><b>Policy #6.</b> <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p>	<p>project would also be required to prepare a Storm Water Pollution Prevention Plan and to implement best management practices to reduce erosion and sedimentation impacts. Finally, the project would also be required to conform to the Regional Water Quality Control Boards General Waste Discharge Requirements and obtain a permit if necessary.</p> <p>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 would most likely have a beneficial impact upon 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</p>

<b>POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
	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. Mitigation measures specifically requiring the construction of the aforementioned flood controls improvements have been included in the Mitigation and Monitoring Program.
<b>Policy #7.</b> <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i>	<b>Consistent.</b> The project will be served by the Vandenberg Village CSD for the proper disposal of wastewater. The proposed project would also be required to comply with Water Quality Best Management Practices (BMPs) and would be subject to review and conditions by the Santa Barbara County Public Works Flood Control District and Project Clean Water.
<b>Historical and Archaeological Sites Policy #2:</b> <i>When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i>	<b>Consistent.</b> No known archaeological resources exist within 2000 feet of the project site based on the County’s Archaeological Resource Maps and an Initial Records Search conducted by the University of California Santa Barbara (UCSB). Additionally, a Phase 1 Archaeological Surface Survey of the proposed project site was conducted by a qualified Archaeologist (Laurence Spanne) on April 9, 2008. No significant archaeological resources were discovered during this survey. The project has been conditioned to include the standard discovery clause if archaeological resources are encountered during construction. As conditioned, the project would be consistent with this policy.
<b>Visual Resources</b> <b>Visual Resources Policy #3:</b> <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be</i>	<b>Consistent.</b> The visual character of the area includes relatively dense residential development to the east and west which is bounded by the Vandenberg Village Golf Course to the south and undeveloped, residentially zoned land to the north. The portion of Vandenberg Village which contains the project site consists of residential



<b>POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<p><i>encouraged.</i></p>	<p>development surrounding the centrally located golf course and large areas of undeveloped land to the north which is either residentially zoned or held in the Burton Mesa Chaparral Preserve. The project includes the development of 14 detached single-family homes within a DR-6 zone district. The proposed DR-6 residential density (6 units per acre) and 21% lot coverage is consistent with existing development located on the abutting property to the west. The two-story homes are a maximum of 25 feet in height which consistent with existing two-story homes in the surrounding area. The project was conceptually reviewed by the Northern Board of Architectural Review (NBAR) on January 11, 2008. The NBAR had minor comments regarding window treatments, architectural detailing, and rooflines but ultimately recommended that the project proceed to Preliminary Review after discretionary approval. Due to project revisions which added the primary retention basin, the project was taken back to the NBAR for further conceptual review on August 8, 2008. During this review the NBAR commented that the proposed basin security fence should be constructed of wrought iron or similar element and painted a natural color such as drab green. The NBAR also recommended adding a curvilinear arrangement of shrubs on the south side of the basin to screen it from the adjacent golf course. Again, the NBAR acknowledged that the project could return for Preliminary Review after the discretionary hearing was complete. Therefore, the project is consistent with this policy.</p>
<p><b>Visual Resources Policy #5:</b> <i>Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p><b>Consistent.</b> Pursuant to this policy, conditions of approval require that any new utility connections be placed underground (and along driveways as to not disturb additional areas).</p>

<b>POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<b><i>CIRCULATION ELEMENT</i></b>	
<p><i>A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity and/or PHTs to intersections operating at a LOS C or better is considered consistent.</i></p>	<p><b>Consistent.</b> The proposed project would take access off of Oakhill Drive. The project would contribute approximately an additional 150 Average Daily Trips and 15 Peak Hour Trips to local roads and intersections. This amount of additional traffic will not impact the current Level of Service on local roads or intersections. The project will be required to contribute traffic impact mitigation fees to mitigate the project's incremental contribution to the degradation of local circulation elements. Therefore, the proposed project is consistent with this policy.</p>
<b><i>HOUSING ELEMENT</i></b>	
<p><b><i>Inclusionary Housing, Policy No. 1.2:</i></b> To increase the supply of price restricted affordable housing, the County shall require the provision of units, the donation of land, and/or the payment of fees for specified types of discretionary residential projects.</p> <p><b><i>In-Lieu Fees, Policy No. 1.3:</i></b> Fees paid in lieu of providing affordable housing pursuant to the Inclusionary Housing Program shall be deposited in the County's Housing Trust Fund and used for the development and/or rehabilitation of affordable housing and special needs housing within the HMAs from which they are collected.</p> <p><b><i>In-fill Development, Policy No. 1.9:</i></b> The County shall promote moderate to higher density residential or mixed use development on in-fill sites within the urban boundaries of the County to encourage efficient use of land and existing infrastructure.</p>	<p><b>Consistent.</b> The proposed residential development is located within the existing urban boundary and encourages efficient use of resources and infrastructure in accordance with Housing Element policy. In addition, Tract Map Condition of Approval Nos. 19-22 require the provision of affordable housing units and/or in-lieu fees as appropriate under the Housing Element. Therefore, the proposed project would be consistent with these policies.</p>

## **6.3 Zoning: Land Use and Development Code Compliance**

### ***6.3.1 Compliance with Land Use and Development Code Requirements***

DR-6 (Designed Residential) zone district. The DR zone district is applied to areas appropriate for one-family, two-family, and multi-family dwellings. This zone is intended to ensure comprehensively planned and well designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments. The project as designed meets all Land Use Development Code requirements for density, setbacks, height limits, building coverage, open space requirements, etc.

20-R-1 (Single-family, 20,000 s.f. minimum parcel size) zone district. The R-1 zone is applied to areas appropriately located for one-family living at a reasonable range of population densities, consistent with the sound standards of public health, safety, and welfare. This zone is intended to protect the residential characteristics of an area and to promote a suitable environment for family life. The proposed 20-R-1 lot is properly designed to meet LUDC standards including minimum lot size, lot width, access to roads and utilities, etc. The residence to be built on this lot in the future would be evaluated during the Land Use Permit process for conformance with all applicable ordinance requirements.

### ***6.3.2 Compliance with County Code Chapter 21***

The proposed project would be consistent with the rules and regulations of the County's subdivision regulations as described in the findings (attachment A). The proposed lots would conform to the configuration requirements as outlined in Chapter 21 and therefore would comply with the minimum requirements of the Subdivision Map Act.

## **6.4 Subdivision/Development Review Committee**

The project has been reviewed by all members of the Subdivision Review Committee. All departmental condition letters are included in the Conditions of Approval, Attachment C.

## **6.5 Design Review**

The County's Northern Board of Architectural Review (NBAR) conceptually reviewed the conceptual Grading, Site, Floor, Elevation, and Landscape plans for the project on January 11, 2008. The minutes from this meeting state that the NBAR would prefer that: the buildings be consistent with respect to window design, the final window treatment may depend on texture of exterior stucco, and that the applicant re-study roof designs and soffits in an effort to minimize the cookie-cutter effect. Due to project revisions which added the primary retention basin, the project was taken back to the NBAR for further conceptual review on August 8, 2008. During

this review the NBAR commented that the proposed basin security fence should be constructed of wrought iron or similar element and painted a natural color such as drab green. The NBAR also recommended adding a curvilinear arrangement of shrubs on the south side of the basin to screen it from the adjacent golf course. Again, the NBAR acknowledged that the project could return for Preliminary Review after the discretionary hearing was complete. The project would need final BAR approval prior to Zoning Clearance (ZC) for development.

## 6.6 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment of various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment, or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

<b>Estimated Countywide Development Impact Mitigation Fees</b>			
<b>Fee Program</b>	<b>Base Fee (per unit or 1,000 sf)</b>	<b>Estimated Fee</b>	<b>Fee due at</b>
Recreation (Parks)	\$2,852.00 per residential unit	\$42,780.00	Map Recordation
Transportation	\$480.00 per Peak Hour Trip	\$7,200.00	Land Use Clearance
Fire (\$0.10/sf.)	\$0.10 per square foot	\$2,096.50	Final Inspection

## 7.0 APPEALS PROCEDURE

The Planning Commission must make a formal recommendation to the Board of Supervisors. As the Board of Supervisors has the jurisdiction to take final action, appeal provisions are not relevant to this project.

## ATTACHMENTS

- Attachment A: Findings
- Attachment B: Final Mitigated Negative Declaration
- Attachment C: Draft Comprehensive Plan Amendment Resolution
- Attachment D: Draft Zoning Map Amendment Ordinance
- Attachment E: Project Conditions

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Attachment F: Tentative Tract Map

Attachment G: Preliminary Site Improvement Plan

Attachment H: Conceptual Floor Plans and Elevations

Attachment I: Conceptual Landscape Plans

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## **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.) and provide additional housing stock for the County. 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 Planning Commission recommends that the Board of Supervisors find that the General Plan Amendment is in the public interest.

## **2.2 REZONE FINDINGS**

Pursuant to Section 35-325.5, in order for the Planning Commission to recommend approval or 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.) and provide additional housing stock for the County. 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 Planning Commission recommends that 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 Vandenberg Village Golf Course is located immediately south of the project site and the Vandenberg High School property also provides a large number of athletic fields, running track, etc. As the Vandenberg Village area contains these recreational facilities, 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 sixteen new parcels fifteen of which would contain single-family residences and the sixteenth parcel would be retained as commonly owned open space. Ample space and favorable topography within the common open space parcel and proposed parcel number 16 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 this 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 report dated August 22, 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 sixteen new parcels. One parcel will be retained as commonly owned open space and the remaining fifteen parcels will be developed with single-family homes. The project site will require approximately 700 cubic yards of cut and 7600 cubic yards fill, with approximately 6900 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 fifteen 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 Planning Commission recommends that 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 Planning Commission recommends that 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 Planning Commission recommends that 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 this 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 sixteen new parcels. One parcel will be retained as commonly owned open space and the remaining fifteen parcels will be developed with single-family homes. The project site will require approximately 700 cubic yards of cut and 7600 cubic yards fill, with approximately 6900 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 fifteen 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 Planning Commission further recommends that 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 (VVCSD). The VVCSD 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.***

There are no public access easements on the property nor has there been any public use of the property.

**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

Page B-1

**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 )**

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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:

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: \_\_\_\_\_

**ATTACHMENT E-1: TENTATIVE TRACT MAP CONDITIONS**

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

Date: September 10, 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 September 10, 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 16 new parcels. Lot Numbers 1, 2, and 11-14 will each be 2,368 square feet. Lot Numbers 3-9 will each be 2,952 square feet. Lot 15 will be 65,165 square feet. Lot 16 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. The proposed driveway, located on the western portion of the site, serving four newly created parcels, will be required to terminate with a fire department approved turnaround. Location of this turnaround shall be determined by the fire department with consultation from the applicant and the Planning and Development Department.
  - c. 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.
  - d. 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 impervious 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. Establishment of a recyclable material pickup area for commercial/industrial projects (i.e., loading docks, etc.).
  - c. 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).

- d. 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:
  - 0.8 very low income dwelling units (5% of project units) with an average sale price affordable to households earning 50% of Area Median Income (AMI)

- 0.8 low income dwelling units (5% of project units) with an average sale price affordable to households earning 75% of Area Median Income (AMI)
- 1.5 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 dated March 18, 2008.
  - 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 June 6, 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.

**ATTACHMENT E-2: CONDITIONS OF APPROVAL (DVP)**

**Stoker Development Plan  
 07DVP-00000-00016**

Date: September 10, 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 September 10, 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 14 two-story, residential units.**

**RESIDENTIAL DEVELOPMENT**

<b>Floor Plan Type</b>	<b>Lot Numbers</b>	<b>Maximum Structural Development</b>
Floor Plan A-1: Dwelling- 1,848 s.f. Garage- 490 s.f. Patio- 377 s.f.	Lots 1, 2, 10-14	2,715 s.f. x 7 lots = 19,005 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.

**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 700 cubic yards of cut and 7600 cubic yards of fill. Approximately 6900 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.

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. The proposed driveway, located on the western portion of the site, serving four newly created parcels, will be required to terminate with a fire department approved turnaround. Location of this turnaround shall be determined by the fire department with consultation from the applicant and the Planning and Development Department.
  - c. 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.
  - d. 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 impervious 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. Establishment of a recyclable material pickup area for commercial/industrial projects (i.e., loading docks, etc.).
  - c. 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).
  - d. 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. 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

21. Exhibit # 1, dated September 10, 2008. Substantial conformity shall be determined by the Director of P&D.
22. **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.
23. **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.
24. **BAR:** The applicant shall obtain final approval from the Board of Architectural Review (BAR) prior to Zoning Clearance issuance.
25. 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 3 years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security 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.

**29. 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 dated March 18, 2008.
- 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 June 6, 2008.

**30. 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.

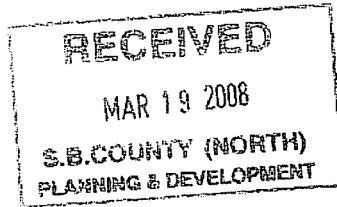
**31. Mitigation Monitoring required:** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the applicant agrees to:

- 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.
- a. 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.
- b. 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.

32. **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.
33. **Fees Required:** Prior to Zoning Clearance issuance, the applicant shall pay all applicable P&D permit processing fees in full.
34. **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.
35. **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.
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 by the County and substitute conditions may be imposed.

**Fire Department Condition Letter**



**Memorandum**

**Date:** March 18, 2008  
**To:** Nathan Eady  
Planning & Development  
Santa Maria  
**From:** Dwight Pepin, Captain   
Fire Department  
**Subject:** APN: 097-730-021; Case #: 07TRM-00003/TM 14,732  
Site: Oak Hill Drive, Lompoc  
Project Description: Lot Split



*This Memorandum Supersedes the Previous Memorandum Dated June 13, 2007.  
Change in Driveway Access and Fire Hydrant Requirements Only*

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

**PRIOR TO MAP RECORDATION  
THE FOLLOWING CONDITIONS MUST BE MET**

1. All-access ways (public or private) shall be installed and made serviceable.
  - Hammerhead turnaround has been approved for the west driveway serving four (4) units as shown on plan dated September 27, 2007.
  - All curbs shall be painted red and "No Parking Any Time" signs shall be posted per fire department requirements where applicable.
  - All other driveways off Oakhill Drive shall be a minimum of **sixteen (16)** feet wide as shown on map dated May 2007 and on file with this office. (Minimum driveway easements of **twenty (20)** feet shall be recorded on map.)
2. **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.

097-730-021

2

March 18, 2008

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.

As always, if you have any questions or require further information please call 681-5500.

DP;jmd

c: Mike Stoker, 431 Valley Dairy Road, Buellton, 93427  
Allen Zimmer, Architects West, 1530 Chapala St., Santa Barbara 93101  
Bob Flowers, Flowers & Assoc., 500 E. Montecito St., Santa Barbara, 93101  
APN

## 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](http://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

**Re: 07DVP-00000-00016; Stoker APN: 097-730-021/Vandenberg Village**

Dear Commissioners:

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 10 units of residential development. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm (see attachment) to remove potential pollutants.

The following specific provisions also apply:

1. Prior to issuance of development permits, the applicant shall submit to the Water Resources Division (attention: Cathleen Garmand) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping. The submittals must:
  - a. show the locations of all treatment facilities and their drainage areas.
  - b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
  - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to issuance of development permits, applicant shall enter into an approved maintenance agreement with the County of Santa Barbara to assure perpetual maintenance of the treatment control facilities by the property owner.
3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and

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 & Redevelopment –National Menu of Best Management Practices for Stormwater Phase II. U.S. Environmental Protection Agency.

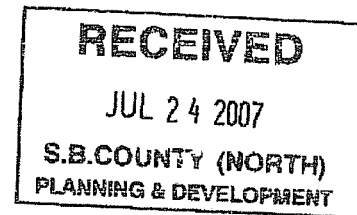
*It is important to incorporate the treatment control features early on the design process.* I would be happy to work with the project team in selecting effective and appropriate measures for this site. I can be reached at (805) 568-3561.

Sincerely,



Cathleen Garnand  
Civil Engineering Associate

Cc: ✓Nathan Eady, Planner  
Flowers & Associates 500 E. Montecito St. SB CA 93101  
Architects West 1530 Chapala St. SB CA 93101



## 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

Ellen Gehlman, MD, MPH Director/Health Officer  
Michelle Middewitz Deputy Director  
Rox Merfield GIS 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

Applicant: Mike & Tara Stoker  
431 Valley Dairy Road  
Buellton, CA. 93427

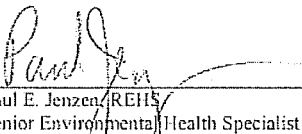
Property Location: Assessor's Parcel No. 097-730-021, zoned 20-R-1 & DR-6, located on Oakhill Drive northeast of Galaxy Way.

07TRM-00000-00003/TM 14,732 07DVP-00000-00016 represents a request to subdivide a 2.82-acre site into 16 lots and to develop 14 two-story residential units.

Domestic water supply and sewage disposal are proposed to be provided by the Vandenberg Village Community Services District.

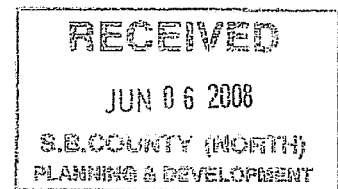
Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall approve written notice from the Vandenberg Village Community Services District indicating that said district can and will provide domestic water and municipal sewage collection and disposal upon demand and without exception
2. Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.

  
Paul E. Jenzen/REHS  
Senior Environmental Health Specialist

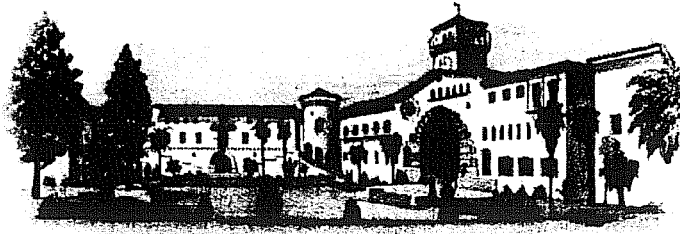
cc: Applicant  
Vandenberg Village Community Services District  
Office of the County Surveyor  
Mark Matsun, Planning & Development Building Div, Santa Maria

LU-4873



## 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

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

SUBJECT: **Conditions of Approval (9 pages)**  
**Stoker Residential Project**  
**06GPA-00000-00009, 07RZN-00000-00009, 07TRM-00000-00003, 07DVP-00000-00016**  
**APN: 097-730-021, Oak Hill Drive, Lompoc**

### Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Unincorporated Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$7,200 ( 15 new PHT's x \$480 Traffic Fee)**. **Fees are due prior to land use clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

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



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.

Driveways/Drive Aisles

4. Prior to land use clearance, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

5. Prior to land use clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.
6. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, sidewalk and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions. Sidewalks shall be a minimum of 10 feet within commercial zones.
7. Prior to land use clearance, improvement plans shall include the following items, designed to the satisfaction of the County Traffic Engineer:
  - 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 modifications to these standards shall be approved by the County Traffic and Permit sections prior to occupancy.

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 adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.**

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

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

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

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

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

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

13. Prior to recordation of the Final Map, the applicant must apply for annexation of the tract into the applicable County Lighting District/County Service Area , and pay all fee's and costs for advertising public hearings in connection therewith.

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.

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

Sincerely,



---

William T. Robertson

COUNTY OF SANTA BARBARA  
DEPARTMENT OF PUBLIC WORKS



**Standard Conditions for  
Tentative Tract Map Approval**

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in

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

9. Developer shall furnish and install any required road name signs, traffic control signs, *And striping* to County standards. *All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
  1. Sewer System
  2. Water Distribution System
  3. Gas Distribution System
  4. Storm Drains required by Flood Control

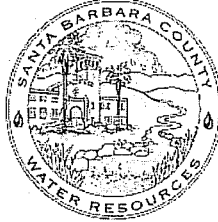
Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.

19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. *The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.*
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.
31. The Developer will be responsible for and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay or chip seal a road, as determined by the Public Works Department, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.

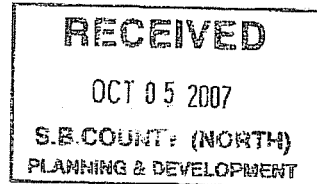
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
44. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
45. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.*
46. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*

## 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

**Re: 07TRM-00000-00003/07DVP-00000-00016; Stoker Tract Map & Development Plan  
APN: 097-730-021/Vandenberg Village**

Dear Commissioners:

This District recommends that approval of the above referenced project be subject to the following conditions.

1. Prior to recordation, the applicant shall comply with the Flood Control Standard Conditions of Approval.
2. 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 perpetual maintenance of the private drainage improvements required for the development.
3. 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.
4. The applicant will be required to pay the current plan check fee deposit at the time the map and improvement plans are submitted for District review and approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale W. Weber".


Dale W. Weber, P.E.  
Development Engineer

cc: Nathan Eady, Planning & Development  
Mike & Tara Stoker, 431 Valley Dairy Road, Buellton, CA 93427  
Architects West, 1530 Chapala Street, Santa Barbara, CA 93101  
Flowers & Associates, 500 E. Montecito Street, Santa Barbara, CA 93103  
Mike Zimmer, Building & Safety



## Air Pollution Control District Condition Letter



Our Vision  Clean Air

### Santa Barbara County Air Pollution Control District

June 27, 2007

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

**RECEIVED**

JUL 02 2007

**S.B. COUNTY (NORTH)  
PLANNING & DEVELOPMENT**

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:

1. Standard dust mitigation (attached) measures are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person **must** be provided to the APCD prior to issuance of land use clearance.
2. Diesel particulate matter is classified as a carcinogen. The APCD **recommends** public health risk from off-road and on-road construction equipment during the construction time period be reduced by enforcing the following:
  - a. Construction contracts must specify that only heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) will be used.
  - b. The engine size of construction equipment shall be the minimum practical size.
  - c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
  - d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
  - e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
  - f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
  - g. Diesel powered equipment should be replaced by electric equipment whenever feasible.

Terence E. Dressler     Air Pollution Control Officer

- 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](mailto:GillilandF@sbcapcd.org).

Sincerely,



Frances Gilliland  
Air Quality Specialist III  
Technology & Environmental Assessment

Attachment

cc: TEA Chron File

**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

**RE: Tentative Tract Map No. 14,732 (07TRM-00000-00003)**

**Owner/Agent :** Mike and Tara Stoker  
431 Valley Dairy Road  
Buellton, CA 93427

**Requirements of the County Surveyor's Office**

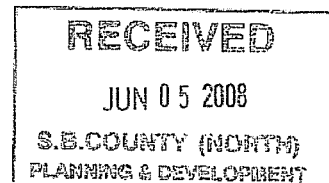
Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Tract Map shall be based upon a field survey made in conformity with the Professional Land Surveyors Act. Furthermore, property lines shall be **monumented** in accordance with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

Very truly yours,

*Michael B. Emmons*  
FOR: Michael B. Emmons, PLS  
County Surveyor

TT14732\_subreview.doc

AA/EEO Employer

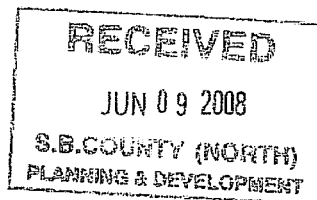


Thomas D. Fayram, Deputy Director  
Rochelle Camozzi, Chief Financial Officer

Dace B. Morgan, Deputy Director  
www.publicworkssb.org

Mark A. Schleich, Deputy Director  
Michael B. Emmons, County Surveyor

## Parks Department Condition Letter



June 6, 2008

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

Jeff Stone  
North County  
Deputy Director  
(805) 934-6145

Erik Axelsson  
South County  
Deputy Director  
(805) 681-5651

Park Administration Office  
610 Mission Canyon Road  
Santa Barbara, CA 93105  
Tel: (805) 568-2461  
Fax: (805) 568-2459


North County  
Park Operations  
300 Goodwin Road  
Santa Maria, CA 93455  
Tel: (805) 934-6123  
Fax: (805) 934-6213

South County  
Park Operations  
4568 Calle Real, Building E  
Santa Barbara, CA 93110  
Tel: (805) 681-5650  
Fax: (805) 681-5657

Cachuma Lake  
Recreation Area  
HC 59, Hwy. 154  
Santa Barbara, CA 93105  
Tel: (805) 686-5055  
Fax: (805) 686-5075

www.sbparcs.org  
Equal Opportunity Employer

TO: Nathan Eady, Planner  
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: 07TRM-003 (TM 14,732) / 07DVP-016 Stoker  
APN 097-730-021

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

- 1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit. The purpose of the fee is to provide park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the total fee for the proposed project would be **\$42,720.00** (\$2852 x 15 new lot(s)/dwelling unit(s)). Fees are due prior to land use clearance. The actual fee shall be based on the fee schedule in effect when paid and fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment if unsure as to the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105; or in the North County at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

c: Owner/Agent:  
Mike & Tara Stoker, 431 Valley Dairy Rd., Buellton CA 93427

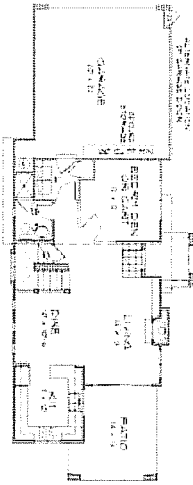




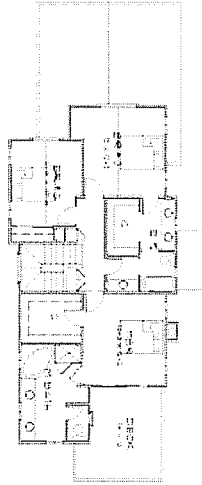
**ATTACHMENT H: CONCEPTUAL FLOOR PLANS AND ELEVATIONS**

PROPOSED FLOOR PLAN - A1  
 THE CONCEPTUAL FLOOR PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

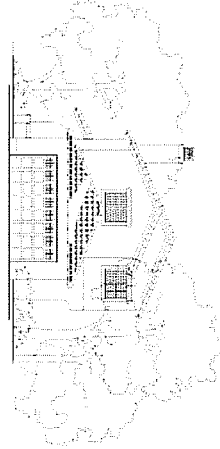
LOWER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



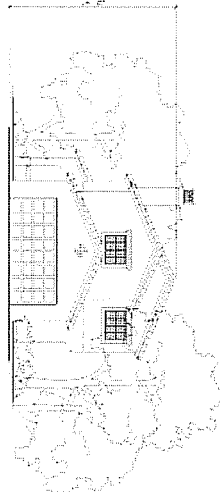
PROPOSED FLOOR PLAN - A1  
 THE CONCEPTUAL FLOOR PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



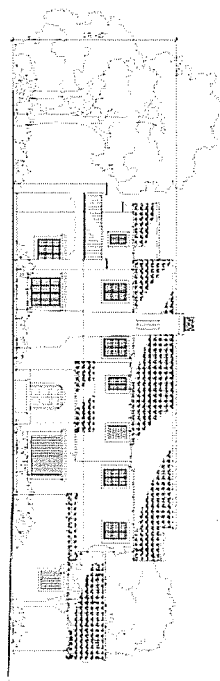
PROPOSED ELEVATION - EAST SIDE  
 SCALE: 1/8" = 1'-0"



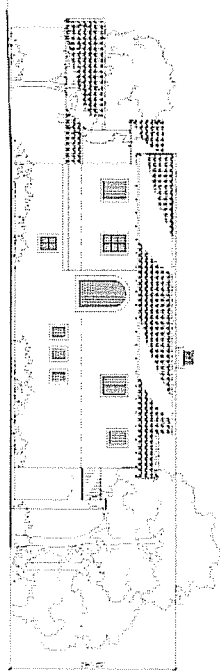
PROPOSED ELEVATION - WEST SIDE  
 SCALE: 1/8" = 1'-0"



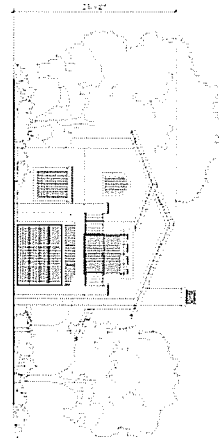
PROPOSED ELEVATION - SOUTH SIDE  
 SCALE: 1/8" = 1'-0"



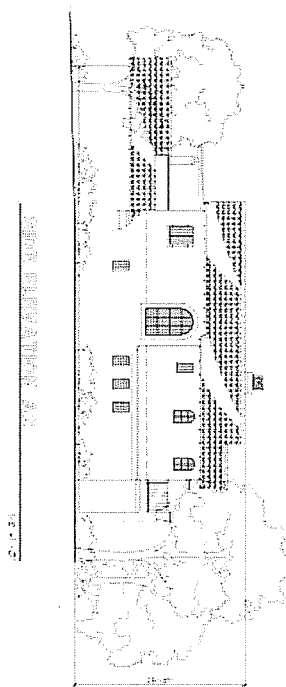
PROPOSED ELEVATION - NORTH SIDE  
 SCALE: 1/8" = 1'-0"



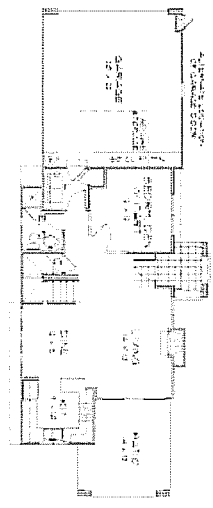
PROPOSED ELEVATION - EAST SIDE  
 SCALE: 1/8" = 1'-0"



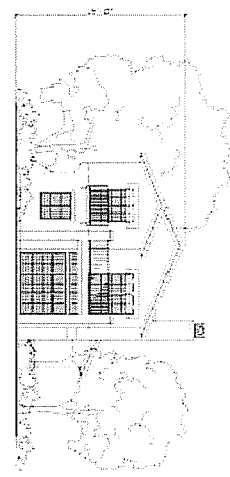
SECTION 100 - EAST ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE



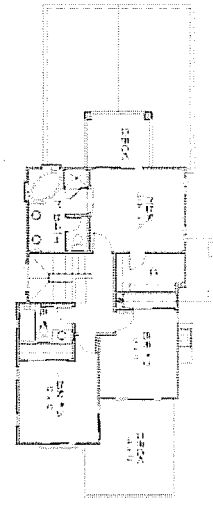
SECTION 101 - SOUTH ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE



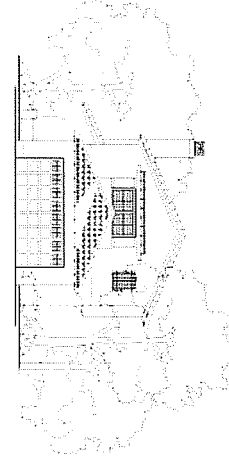
SECTION 102 - WEST ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE



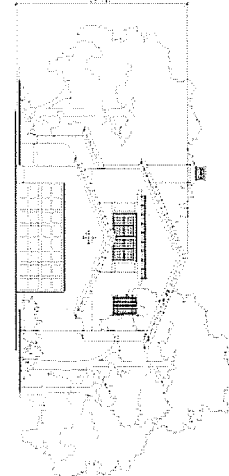
SECTION 103 - NORTH ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE



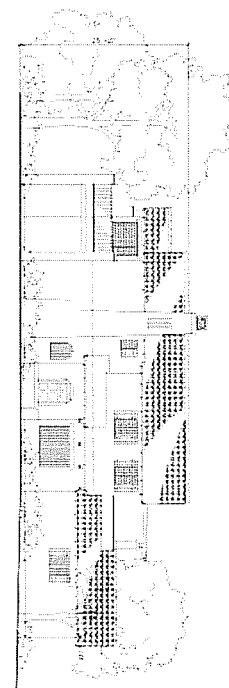
SECTION 104 - EAST ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE



SECTION 105 - SOUTH ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE

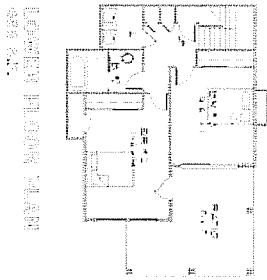


SECTION 106 - WEST ELEVATION  
 10'-0" SCALE  
 10'-0" SCALE

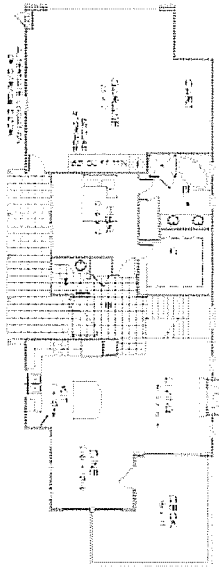




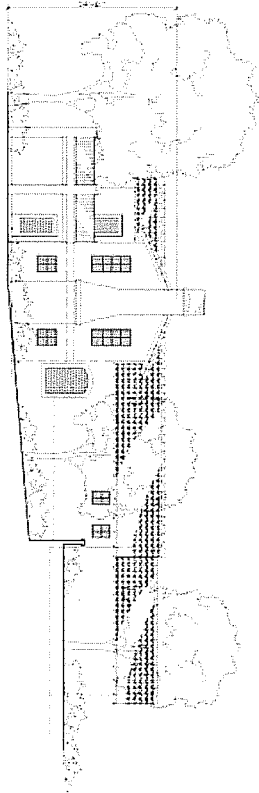
PROPOSED FLOOR PLAN  
 TOTAL AREA 50,000 SQ. FT.  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



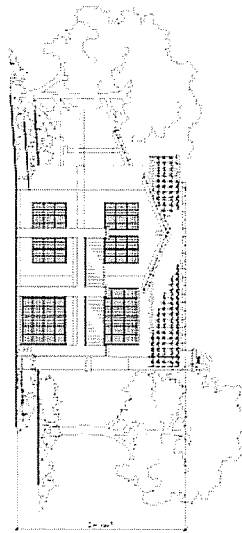
UPPER LEVEL  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



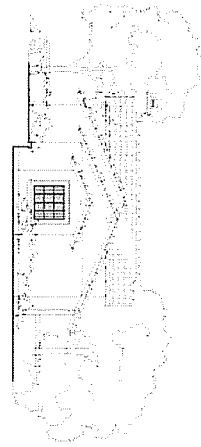
WEST ELEVATION  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



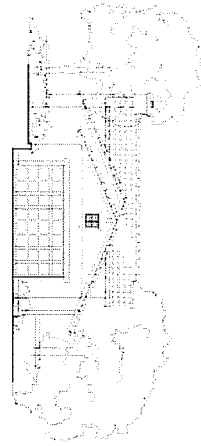
SOUTH ELEVATION  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



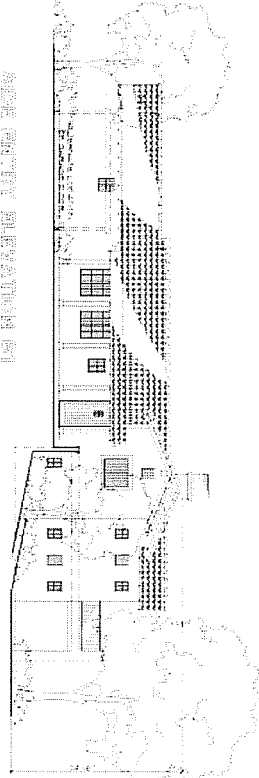
EAST ELEVATION  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



WEST ELEVATION  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



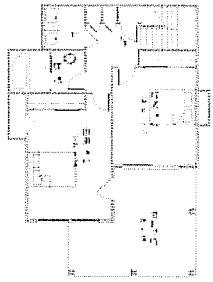
SOUTH ELEVATION  
 100' X 500' (APPROXIMATE)  
 1/4" = 1'-0"



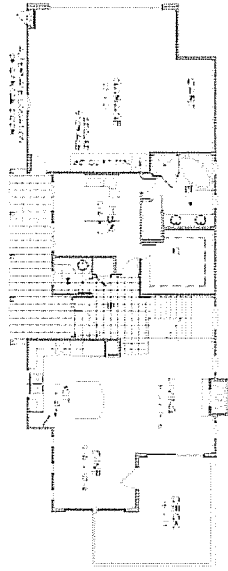
PROPOSED FLOOR PLAN - B  
 TOTAL TANKS ARE VARIOUS PATTERNS AND ARE PROPOSED  
 TO BE PLACED IN THE CENTER OF THE FACILITY  
 AND BEING CONSIDERED

10'-0"

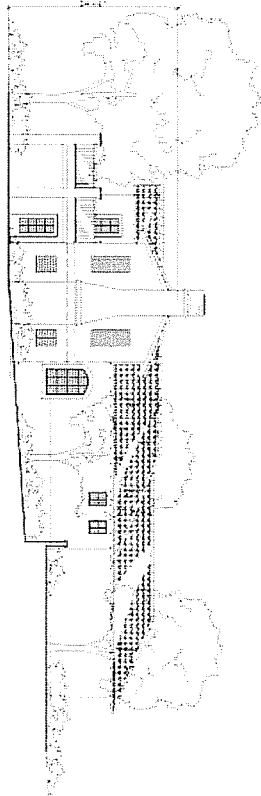
LOWER FLOOR PLAN  
 1/8" = 1'-0"



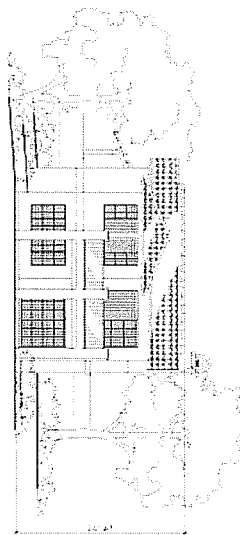
UPPER FLOOR PLAN  
 1/8" = 1'-0"



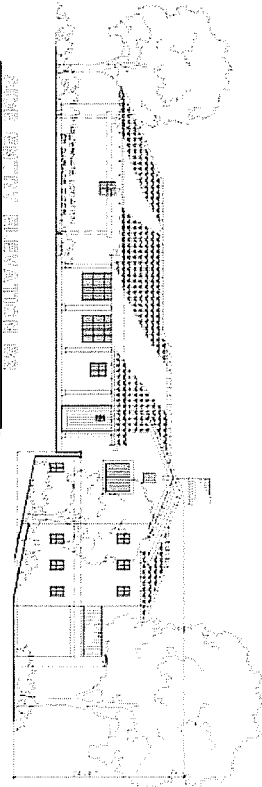
SECTION A-A  
 1/8" = 1'-0"



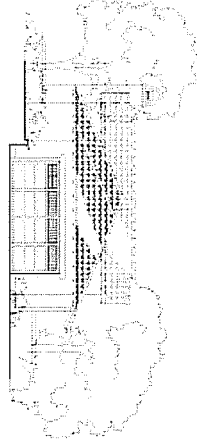
SECTION B-B  
 1/8" = 1'-0"



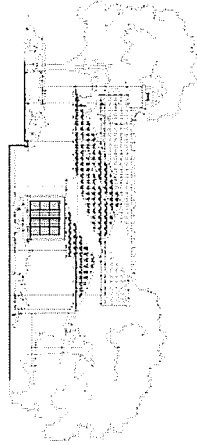
SECTION C-C  
 1/8" = 1'-0"



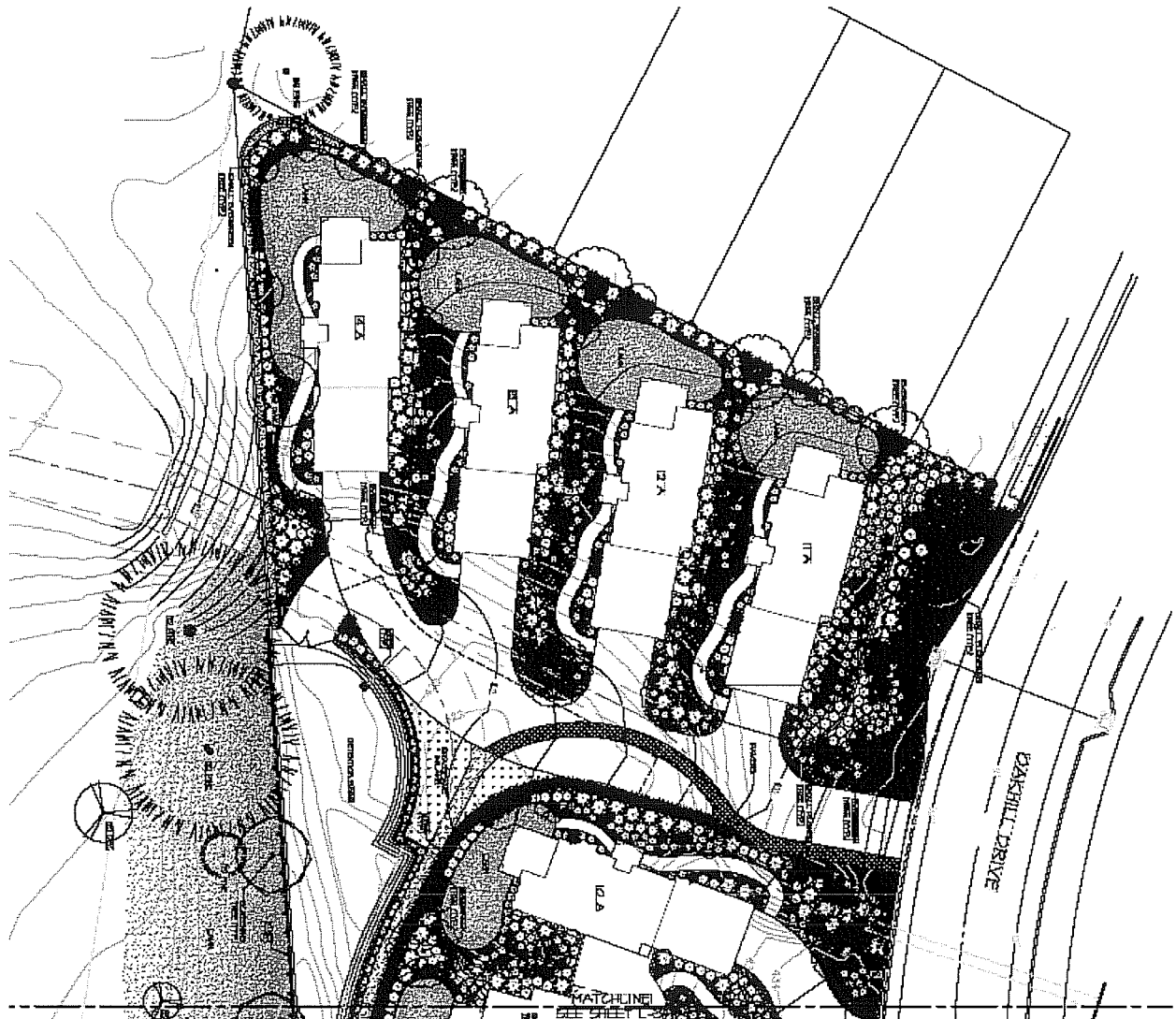
SECTION D-D  
 1/8" = 1'-0"

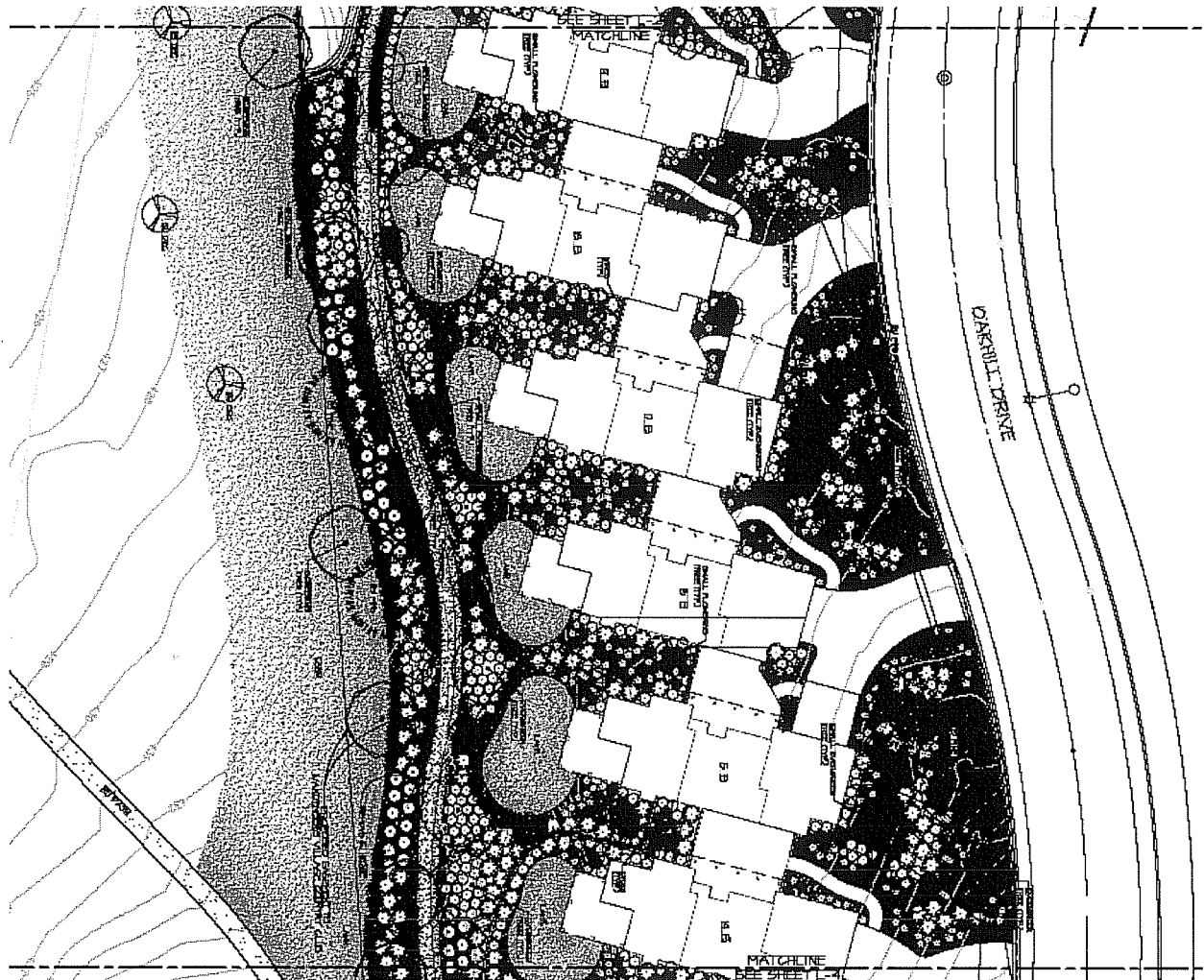


SECTION E-E  
 1/8" = 1'-0"



**ATTACHMENT I: CONCEPTUAL LANDSCAPE PLANS**







## CONCEPTUAL PLANT SCHEDULE



EXISTING PINES TO REMAIN



EXISTING OAKS TO REMAIN



EXISTING DECIDUOUS TREES TO REMAIN



DECIDUOUS TREES  
 Quercus lobata / Valley Oak



SCREENING TREES  
 Acacia melanoxylon / Black Acacia  
 Quercus lobata / Valley Oak



SMALL EVERGREEN TREES  
 Arbutus unedo / Strawberry Tree  
 Ceanothus hybrid 'Ray Hartman' / California Lilac  
 Myrica californica / Pacific Wax Myrtle



SMALL FLOWERING TREES  
 Ceanothus hybrid 'Ray Hartman' / California Lilac  
 Cercis occidentalis / Multi-Trunk Western Redbud



LARGE SHRUBS  
 Aucostaphylos manzanita 'Dr. Hurd' / Dr. Hurd Manzanita  
 Ceanothus hybrid 'Concha' / California Lilac  
 Heteromeles arbutifolia / Toyon  
 Rhus integrifolia / Lemonade Berry



MEDIUM SHRUBS  
 Carpenteria californica 'Elizabeth' / Bush Anemone  
 Dendromecon hartfordii / Island Bush Poppy  
 Rhamnus californica 'Leatherleaf' / California Coffeeberry



LARGE PERENNIALS  
 Romneya coulteri / Matilija Poppy  
 Salvia leucantha 'Santa Barbara' / Mexican Bush Sage



MEDIUM PERENNIALS  
 Miraficus 'Pumpkin' / Pumpkin Monkey Flower  
 Penstemon heterophyllus 'Margarita BOP' / Beard Tongue



LARGE GRASSES  
 Muhlenbergia lincheimeri / Lincheimer's Muhly  
 Muhlenbergia rigens / Deer Grass



MEDIUM GRASSES  
 Helictotrichon sempervirens / Blue Oat Grass  
 Juncus patens 'Elk Blue'  
 Leymus condensatus 'Canyon Prince' / Native Blue Rye