ATTACHMENT 12 - ZONING ADMINISTRATOR STAFF REPORT

SANTA BARBARA COUNTY ZONING ADMINISTRATOR STAFF REPORT

May 6, 2022

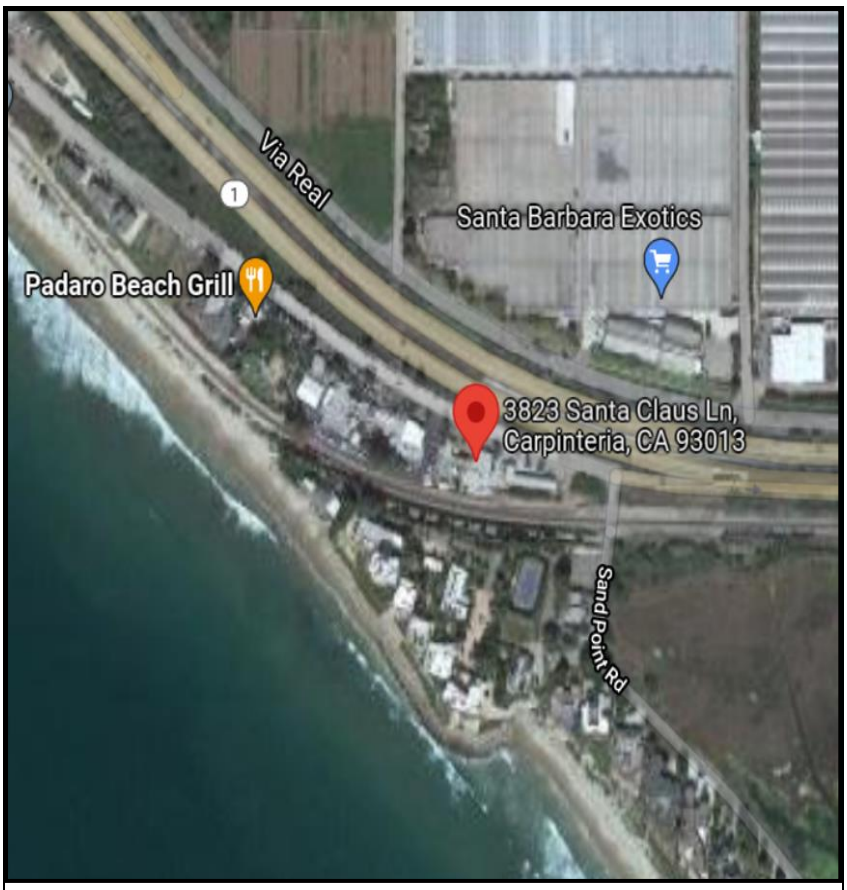
PROJECT: The Roots Cannabis Storefront Retail
HEARING DATE: May 23, 2022
STAFF/PHONE: Cassidy Walsh, (805) 568-3017

GENERAL INFORMATION

Case No.
21CDH-00000-00029
APN: 005-450-012
Address: 3823 Santa Claus Lane, Carpinteria CA

Applicant:
Pat and Maire Radis
897 Toro Canyon Rd.
Santa Barbara, CA 93108

Agent:
Ed deVicente
1 N. Calle Cesar Chavez #102
Santa Barbara CA 93103
(805) 252-0340



Assessor's Parcel No. 005-450-012, located at 3823 Santa Claus Lane, in the Toro Canyon Community Plan Area, Carpinteria, First Supervisorial District.

1.0 EXECUTIVE SUMMARY

The project proposes a Cannabis Storefront Retail (Dispensary) called The Roots within an existing, currently vacant retail space of 3,546 square feet located toward the southern end of Santa Claus Lane in Carpinteria. The project includes interior improvements and minor changes to the exterior of the building. Hours of operation will be from 9am to 9pm, seven days a week. Delivery hours will be from 10am to 8pm. There will be approximately 8 to 10 employees working during any given shift.

2.0 REQUEST

Hearing on the request of Pat and Maire Radis, to consider Case No. 21CDH-00000-00029, [application filed on July 27, 2021], for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance (Article II), on property zoned Limited Commercial (C-1) to allow for a Cannabis Storefront Retail (Dispensary); and to accept the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) as adequate Environmental Review for Case No. 21CDH-00000-00029 pursuant to California Environmental Quality Act (CEQA) Guidelines §15162 and §15168(c) (Attachment C). The application involves Assessor's Parcel No. 005-450-012, located at 3823 Santa Claus Lane, in the Toro Canyon Plan area, First Supervisorial District.

3.0 RECOMMENDATION

Follow the procedures outlined below and conditionally approve Case No. 21CDH-00000-00029 based upon the project's consistency with the Comprehensive Plan, including the Toro Canyon Community Plan, and based on the ability to make the required findings.

Staff recommends that the Zoning Administrator take the following action:

- Make the required findings for the project as specified in Attachment A of this staff report, including CEQA findings;

- After considering the environmental review documents included as Attachments C and D [CEQA 15168 Checklist dated 04/22/2022 together with the previously certified PEIR, 17EIR-00000-00003], determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project; and

- Approve the project (Case No. 21CDH-00000-00029) subject to the conditions of approval included as Attachment B.

Please refer back to staff for appropriate findings and conditions if the Zoning Administrator takes an action other than the recommended action listed above.

4.0 PROJECT SPECIFICATIONS

4.1 Site Information

Site Size:	0.33 acres	
Comprehensive Plan Designation:	General Commercial	
Ordinance/Zoning:	Article II, The Coastal Zoning Ordinance / C-1	
Surrounding Use, Zoning:	***North:***	Highway 101
	South:	Union Pacific Railroad
	East:	Commercial
	West:	Commercial
Services/Systems:	***Water:***	Carpinteria Valley Water District
	Sewer:	Carpinteria Sanitary District
	Fire:	Carpinteria-Summerland Fire Protection District
	Access:	Santa Claus Lane
	Police:	County Sheriff
History:	The site has historically been utilized for various commercial retail businesses. All existing structures were constructed under necessary zoning and building permits (Land Use Rider #30680, #31541, and #65229).	
Present Use and Development:	The current use of the existing tenant space is a boutique clothing store. The other lease spaces within the existing building are currently occupied by architect's offices and by a retail clothing store.	

4.2 Project Description

The request is for approval of a Coastal Development Permit with Hearing to allow a Cannabis Storefront Retail (Dispensary) called The Roots within an existing commercial space of 3,546 square feet that is currently used as a boutique clothing store. The project includes interior building improvements and minor changes to the exterior of the building including the relocation of doors and windows. Site improvements will include accessibility upgrades, a new trash enclosure, and the relocation of the entry gate. Approximately 117 square feet of landscaping is being proposed. No grading over 50 cu. yd. is proposed. Hours of operation will be from 9am to 9pm, seven days a week. Delivery hours will be from 10am to 8pm. There will be approximately 8 to 10 employees working during any given shift. The project includes 12 onsite parking spaces. The property is 0.33 acres and is known as APN 005-450-012, zoned C-1, addressed as 3823 Santa Claus Lane in Carpinteria, in the Coastal Zone and within the Toro Canyon Community Plan.

5.0 PROJECT ANALYSIS

5.1 Environmental Review

On February 6, 2018, the Santa Barbara County Board of Supervisors certified the Program Environmental Impact Report (PEIR) that analyzed the environmental impacts of the Cannabis Land Use Entitlement and Licensing Program (Cannabis Program). The PEIR was prepared in accordance with the State CEQA Guidelines Section 15168 and evaluated the Program's impacts, including those in the Coastal Zone. On February 27, 2018 the Santa Barbara County Board of Supervisors adopted a series of ordinances, including Section 35-144U [Cannabis Regulations] of Article II, the Coastal Zoning Ordinance, that regulate commercial cannabis operations within the County's unincorporated area. The California Coastal Commission (CCC) review the proposed amendments and on October 10, 2018 certified Section 35-144U of Article II, the Coastal Zoning Ordinance relying on their CEQA equivalent analysis and County's certified PEIR.

Section 15168(c) of the State CEQA Guidelines allows the County to approve an activity as being within the scope of the project covered by a program environmental impact report if the County finds, pursuant to Section 15162, that no new environmental document is required. On April 22, 2022, pursuant to the State CEQA Guidelines Section 15168(c)(4), staff completed the Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications (Attachment C) and determined that all of the environmental impacts of the Project were within the scope of the project covered by the PEIR for the Cannabis Land Use Ordinance and Licensing Program. No additional cumulative impacts were identified, and no new environmental document was required under Section 15162.

5.2 Comprehensive Plan Consistency

The proposed project is consistent with all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan. Relevant policies are discussed below.

REQUIREMENT	DISCUSSION
ADEQUATE SERVICES	
Coastal Plan Policy 2-4: *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.*	**Consistent:** The proposed project is consistent with the policy requirement to provide adequate public or private services and resources because the subject lot would continue to be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, the Carpinteria-Summerland Fire Protection District (CSFPD), and the County Sheriff's Office. An Intent to Serve Letter from

Coastal Plan Policy 2-6: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or 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 extensions 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.*	the Carpinteria Valley Water District dated June 2, 2021 states that service will be provided to the property through an existing water meter. The Carpinteria Sanitary District provided a Can and Will Serve letter on September 24, 2021 which states that sewer service is available to serve the subject property. Access to the site will continue to be provided by Santa Claus Lane and by an existing driveway off of Santa Claus Lane. The surrounding roads are adequate to serve the existing and proposed development. The proposed project will not result in significant increases in traffic to the project area during the weekday peak hours. Therefore, the proposed project is consistent with these policies.
AESTHETICS/VISUAL RESOURCES	
Coastal Plan Policy 4-2: *All commercial, industrial, planning development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.* ***Coastal Plan Policy 4-3:*** *In areas designated as rural on the land use plan maps, the height, scale and design of structures shall be compatible with the character of the surrounding natural environment. Structures shall be subordinate in appearance to natural landforms, shall be designed to follow the natural contours of the landscape, and shall be sited so as not to intrude into the skyline as seen from public viewing places.* ***Coastal Act Sec. 30251:*** *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to*	**Consistent:** The proposed project is consistent with all aesthetics and visual resources policies. The project includes enhancement of the existing landscaping on site and was conceptually reviewed by South County Board of Architectural Review (SBAR) during the hearing on February 18, 2022. At that hearing, SBAR asked the Applicant to return for preliminary and final approval of the project, following approval of the Coastal Development Permit by the Zoning Administrator. Pursuant to Condition 4 of Attachment B, outdoor lighting will be required to be downward facing in order to limit any potential lighting spillover on other adjacent properties. The subject property is located in an Existing Developed Rural Neighborhood (EDRN) in a rural portion of the Toro Canyon Community Plan area. The parcel is located on Santa Claus

minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. ***TCP Policy VIS-TC-2:*** *Development shall be sited and designed to be compatible with the rural and semi-rural character of the area, minimize impact on open space, and avoid destruction of significant natural resources.*	Lane approximately 500 feet from the Pacific Ocean. The project is sited and designed to avoid impacts to the rural, natural, and agricultural environment as seen from public viewing places. The project consists of minor exterior alterations to the existing permitted structure, which include window and door replacements, parking reconfiguration, a new trash enclosure, and landscape changes. Therefore, the scenic quality of the area will be preserved and the proposed project is consistent with these policies. Condition 3 of Attachment B requires that materials and colors for all future development be compatible with vicinity development and conform to the approved BAR cases. Condition 4 requires any exterior night lighting to be of low intensity, low-glare design and be fully hooded to direct light downward. Condition 3 also requires preliminary and final SBAR approval of the structures, exterior finishes, and lighting prior to permit issuance. Along with the siting and design of the structure, and its overall mass, bulk, and scale, implementation of these conditions will ensure that the proposed project is consistent with these policies.
WATER RESOURCES	
TCP DevStd WW-TC-2.9: *Development shall be designed to reduce runoff from the site by minimizing impervious surfaces, using pervious or porous surfaces, and minimizing contiguous impervious areas.* ***TCP DevStd WW-TC-2.11:*** *Construction Best Management Practices shall be included on drainage plans and/or erosion control plans and implemented to prevent contamination of runoff from construction sites. These practices shall include, but are not limited to, appropriate storage areas for pesticides and*	**Consistent:** The proposed project is consistent with all water resources policies. The project is limited to minor interior and exterior alterations and includes 146 square feet of new impervious surface. County Flood Control reviewed the project and provided a condition letter dated September 6, 2021 as shown in Attachment B to confirm the project is consistent with applicable County Flood Control policies. The conditions are incorporated as part of approval of this CDH (Condition 24 of

chemicals, use of washout areas to prevent drainage of wash water to storm drains or surface waters, erosion and sediment control measures, and storage and maintenance of equipment away from storm drains and water courses.	Attachment B). Solid waste receptacles and a designated equipment washout area for construction work is required through conditions of approval 8 and 9 of Attachment B to ensure Construction Best Management Practices.
FLOODING	
TCP DevStd FLD-TC-1.4: *Development within floodplain areas or with potential drainage issues shall be subject to Flood Control District review and approval.*	**Consistent:** The proposed project complies with all applicable flood hazard polices. The project site is located within the Flood Recovery Map Overlay District and the Repetitive Loss Zone. The Santa Barbara County Flood Control District reviewed the project during the Subdivision/Development Review Committee (SDRC) meeting on September 16, 2021, and the proposed project will be required to adhere to the Flood Control District's condition letter dated September 6, 2021 (Condition 24 of Attachment B). The Flood Control District required the Applicant to complete a Substantial Improvement Determination worksheet and it was determined that the proposed costs of improvements do not equal or exceed the structure depreciated market value by 50% and therefore the project is not subject to Ordinance 15A requirements.
NOISE	
Noise Element Policy 1: *In the planning of land use, 65dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in the project design.*	**Consistent:** The proposed project is consistent with this noise policy. The Coastal Development Permit is conditioned (Condition 6 of Attachment B) to limit noise-generating construction/demolition activities to weekdays during the hours of 8:00 am and 5:00 pm, and prohibits such activities on State holidays. Once construction/demolition is completed, noise levels from the cannabis storefront retail site will be limited to HVAC equipment and will be below the 65 dB threshold, consistent with surrounding

	ambient noise levels per the Noise Plan.
CIRCULATION	
***TCP Policy CIRC-TC-2**: The County shall maintain a minimum Level of Service (LOS) B or better on classified roadways and intersections within Toro Canyon.* ***TCP Policy CIRC-TC-3:** A determination of project consistency with the standards and policies of the Toro Canyon Plan Circulation Section shall constitute a determination of consistency with Coastal Land Use Plan Policy 2-6 and the Land Use Element's Land Use Development Policy 4 with regard to roadway and intersection capacity.*	**Consistent:** The proposed project is consistent with all applicable circulation policies. Nelson/Nygaard Consulting Associates Inc. prepared a traffic study for the proposed Project (Attachment J). The Traffic Study incorporates the Site Transportation Demand Management Plan (STDMP) required by Article II as well as traffic counts, intersection analysis, and trip generation analysis. The Santa Claus Lane roadway currently carries low traffic volumes and operates at LOS A during weekdays and weekend peak hours. Intersections surrounding the project site currently operate at LOS A during the weekday PM peak hour and LOS A-B during the weekend hours. The Traffic Study determined that the proposed project will not result in significant increases in traffic during the weekday peak periods and the proposed roundabout as part of the Santa Claus Lane Streetscape and Beach Access project would facilitate vehicular movement in the southern portion of the commercial area at the U.S. 101 NB ramp. Therefore, the proposed project does not meet the County's criteria for significant traffic impacts and will not result in the generation of additional vehicular movement which will negatively impact existing traffic load and capacity of the street system. The project site includes the use of Union Pacific Railroad (UPRR) property for ingress and egress purposes located on the southern portion of the parcel. The property owners and UPRR have a lease agreement that is renewed on an automatic yearly basis unless

	sooner terminated pursuant to the terms of the lease as shown in Attachment I. Condition 3 of Attachment B requires the Applicant to notify P&D within 72 hours if either party to the agreement provides notice of termination, if the lease agreement is set to expire in 30 days and has not been renewed, or if the terms of the lease agreement are modified in any way. In the event that one of the above scenarios occurs, pursuant to Condition 30, the Coastal Development Permit will become void and the Owner/Applicant shall cease any and all operations associated with the Coastal Development Permit and cannabis retail business within 30-calendar days.

5.3 Zoning: Article II Coastal Zoning Ordinance Compliance

As detailed below, the proposed project is consistent with Article II requirements for the C-1 zone district as they relate to permitted uses, building heights, setbacks, and parking.

5.3.1 Intent of C-1 Zoning

The proposed project, consisting of a storefront retail cannabis business (dispensary) located within an existing retail space, is consistent with the purpose and intent of the C-1 Zone District. Pursuant to Section 35-77A of Article II, the purpose and intent of the C-1 Zone District is to provide areas for commercial activities, including both retail businesses and service commercial activities that serve the travelling public as well as the local community. This zone district allows diverse uses, yet restricts the allowable uses to those that are also compatible with neighboring residential land uses in order to protect such uses from any negative impacts such as noise, odor, lighting, traffic, or degradation of visual aesthetic values. Cannabis retail is an allowed use in the C-1 Zone District and therefore, the proposed project is consistent with this regulation.

5.3.2 Setbacks

The subject property is zoned C-1. Section 35-377A.7 of Article II sets forth the following setback requirements for the C-1 zone:

- *Front: 30 feet from centerline and 15 feet from right-of-way. Open canopies, porches, and similar unenclosed structures may extend to within five feet of the public right-of-way.*

- *Side: 10 percent of the width of the lot but no less than five feet and no greater than 10 feet.*
- *Rear: 10 percent of the depth of the lots, but in no case shall the rear setback be required to exceed 10 feet, except that for any lot having a rear boundary abutting a lot zoned for residential uses, the required rear yard setback shall be no less than 25 feet.*

Consistent: The existing structure was built in 1964 and is legal nonconforming in regards to setback requirements. The west side of the structure encroaches into the side setback by approximately 5 feet and a portion of the north side of the structure encroaches into the front setback by a maximum of 8 feet 7 inches as shown on the proposed site plan (Page 11 of Attachment G). No new structures or additions to existing structures are proposed.

5.3.3 Height Limit

Pursuant to Article II Section 35-77A.9, the required height limit for structures within the C-1 Zone District is 25 feet. The existing structure is approximately 22 feet tall and there are no proposed increases in building height. Therefore, the structure is consistent with the allowed height limit.

5.3.4 Parking

Section 35-110 of Article II sets forth the following parking requirements for Commercial Uses.

- *Retail business and commercial: One space per 500 square feet of gross floor area.*
- *Business and professional offices: One space per 300 square feet of gross floor area.*

The proposed project meets the parking requirements for the commercial uses. Existing development on the subject property includes approximately 4,615 square feet of commercial uses and 716 square feet of office uses with 13 spaces provided. The proposed project consists of 3,104 square feet of commercial uses and 716 square feet of office uses with 12 parking spaces required. The proposed project consists of a reconfigured parking area that will provide the required number of parking spaces per zoning, 12 parking spaces including 1 accessible van space on site.

5.3.5 Cannabis Regulations

Section 35-144U of Article II provides standards that are designed to protect the public health, safety, and welfare, enact strong and effective regulatory and enforcement controls, as a result of and in compliance with State law, protect neighborhood character,

and minimize potential for negative impacts on people, communities, and the environment, by establishing minimum land use requirements for medicinal and adult use cannabis activities including cultivation, processing, distribution, manufacturing, testing, and sales. As part of the CDP application, the Applicant submitted all of the required information to show that the proposed cannabis operation would be in compliance with all of the applicable standards in Section 35-144U of Article II, as discussed below.

Applicable Development Standards from Section 35-144U.C of Article II

1. ***Archaeological and paleontological surveys.*** *When commercial cannabis activities are proposed for lots that have not been subject to prior archaeological or paleontological surveys in accordance with Section 35-65 (Archaeology), the applicant shall provide a Phase 1 cultural resource study documenting the absence or presence of cultural resources in the project area.*

   A phase I cultural resources study is not required for this project. The proposed project would utilize existing, permitted commercial buildings on the subject property. The proposed project does not include any new structural development and all activities would be conducted within previously disturbed areas and no construction activities associated with the proposed project will disturb soils.

2. ***Lighting Plan.*** *Exterior lighting for commercial cannabis activities shall be sited and designed to avoid impacts to biological resources. The applicant for any commercial cannabis activity involving artificial lighting shall submit a Lighting Plan to the Department for review and approval…*
   a. Plans that identify all lighting on the lot demonstrating that all lighting will comply with the standards set forth in this Section and all applicable Community and Area Plans.
   b. Lighting ne necessary for security shall consist solely of motion-sensor lights and avoid adverse impacts on properties surrounding the lot on which the cannabis activity is located.
   c. Any outdoor lighting used for the illumination of parking areas and/or loading areas, or for security, shall be fully shielded and directed downward.
   d. Lighting is prohibited in hoop structures.
   e. Lighting is sited and designed to avoid light spill or other impacts to ESH.

   As demonstrated in the proposed Lighting Plan for the proposed project, the project is consistent with Article II development standards. Exterior lighting will solely consist of lights that are fully-shielded and directed downward.

3. ***Signage.*** *All signs shall comply with Chapter 35-138 (Sign and Advertising Structures) and all applicable Community and Area Plans.*

No signs are proposed as part of this project. No signs exist that indicate cannabis cultivation will occur onsite.

5.4 Subdivision Review Committee

The SDRC reviewed the proposed project on September 15, 2021. At the SDRC meeting, the Applicant received comments from Carpinteria-Summerland Fire District, County Executive Office, Public Works Flood Control/Project Clean Water Division, Air Pollution Control District, and Public Health Environmental Health Services. The proposed project is required to address and comply with the conditions put forth in the letters received from Public Works Flood Control/Project Clean Water Division and Air Pollution Control District.

5.5 Design Review

The subject parcel is within the Design Control Overlay, and therefore, the proposed project is subject to design review pursuant to Section 35-98 of Article II. The SBAR conceptually reviewed the proposed project on September 10, 2021, November 5, 2021, and February 18, 2022. On February 18, 2022, SBAR requested that the proposed project return for Preliminary and Final Approval after final action from the decision maker. The minutes are included as Attachment H to this staff report. Final approval by the SBAR is required prior to Coastal Development Permit issuance (Attachment B, Condition 3).

6.0 APPEALS PROCEDURE

The action of the Zoning Administrator may be appealed to the Planning Commission within the 10 calendar days following the date of the Zoning Administrator's decision by the Applicant or an aggrieved person. There is no appeal fee as the project is appealable to the Coastal Commission.

7.0 ATTACHMENTS

A. Findings
B. Coastal Development Permit with attached Conditions of Approval with attached Departmental Letters
C. CEQA Guidelines § 15168(c)(4) Environmental Checklist
D. Link to the Program Environmental Impact Report for the Cannabis Land Use Ordinance and Licensing Program, 17EIR-00000-00003
E. Carpinteria Valley Water District Intent to Serve Letter, dated June 2, 2021
F. Carpinteria Sanitary District Can and Will Serve Letter, dated September 24, 2021

G. Project Plan
H. Approved BAR Minutes dated February 18, 2022
I. Union Pacific Railroad Lease Agreement
J. Nelson Nygaard Traffic Assessment dated February 2, 2022

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

SUBSEQUENT ACTIVITIES WITHIN THE SCOPE OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15162 AND 15168.

1.1 CONSIDERATION OF THE SUBSEQUENT ACTIVITIES IN THE PROGRAM

The Zoning Administrator considered the previously certified PEIR for the Cannabis Land Use Ordinance and Licensing Program, 17EIR-00000-00003 (Attachment D to the staff report, dated May 23, 2022, and incorporated herein by reference), along with the proposed Project, which is an activity within the scope of the PEIR. Staff prepared a written checklist in compliance with State CEQA Guidelines Section 15168(c)(4) to document the evaluation of the site and the activity to determine that the environmental effects of the operation are covered in the PEIR (Attachment C to the staff report, dated May 23, 2022, and incorporated herein by reference). As shown in the written checklist, the proposed Project is within the scope of the PEIR and the effects of the proposed Project were examined in the PEIR. Therefore, on the basis of the whole record, including the written checklist, the previously certified PEIR, and any public comments received, the Zoning Administrator finds that the proposed Project will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment, and there is no new information of substantial importance under State CEQA Guidelines Section 15162, warranting the preparation of a new environmental document for the proposed Project.

1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 West Foster Road, Santa Maria, CA 93455. The documents and other materials are available online at
https://cosantabarbara.app.box.com/s/cxomnkxzlp8wgay13pk46zv8pygaksn8/folder/97507223621

2.0 ADMINISTRATIVE FINDINGS

2.1 COASTAL DEVELOPMENT PERMIT FINDINGS

2.1.1 ***Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.***

The Zoning Administrator finds that the proposed Project is adequately served by public and private services. As discussed in the staff report, dated May 23, 2022, and incorporated herein by reference, adequate services will be in place to serve the proposed Project.

The subject property is served by the Carpinteria Valley Water District, who provided an Intent to Serve Letter dated June 2, 2021, and states that service will be provided to the property through an existing water meter. The subject property is currently served by the Carpinteria Sanitary District, who provided a Can and Will Serve letter on September 24, 2021, and states that sewer service is available on site. The site is served by the Carpinteria-Summerland Fire Protection District for fire protection services and by the Santa Barbara County Sheriff's Department for public safety. Access will continue to be provided by an existing roadway, Santa Claus Lane.

2.1.2 ***Findings required for Coastal Development Permit applications subject to Section 35-169.4.2. In compliance with Section 35-169.5.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.2 the decision-maker shall first make all of the following findings:***

1. ***The proposed development conforms:***

    a. ***To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;***

    b. ***With the applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 35-161 (Nonconforming Use of Land, Buildings and Structures).***

The Zoning Administrator finds that the proposed project conforms to the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan, and Article II, the Coastal Zoning Ordinance as discussed in Section 5.0 of the staff report dated May 23, 2022, and incorporated herein by reference. In addition, the proposed Project is consistent with the Article II requirements for the C-1 Zone District, as they relate to permitted uses, building heights, setbacks, and parking.

2. ***The proposed development is located on a legally created lot.***

   The Zoning Administrator finds that the proposed Project is located on a legally created lot. The subject parcel is considered a legal lot for planning purposes as it has been validated by prior issuance of County Planning and Building Permits for the existing commercial structure.

3. ***The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).***

   The Zoning Administrator finds that, as conditioned, the subject property is, and the proposed Project will be, in full compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks, and all other applicable provisions of Article II, the Coastal Zoning Ordinance as discussed in Section 5.3 of the staff report dated May 23, 2022, and incorporated herein by reference. Additionally, all processing fees have been paid to date.

4. ***The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.***

   The Zoning Administrator finds that the proposed project will not obstruct public views from any public road or from a public recreation area to, and along the coast. As discussed in Section 5.0 of the staff report dated May 23, 2022, and incorporated herein by reference, the proposed project does not involve new development aside from minor façade changes, parking lot reconfiguration and other minor site improvement and therefore there are no impacts to public views.

5. ***The development is compatible with the established physical scale of the area.***

   The Zoning Administrator finds that the proposed project is compatible with the established physical scale of the area. The subject property is zoned C-1 and surrounded by other parcels zoned C-1. The proposed project includes a window and door changes, interior alterations, accessibility upgrades, a new trash enclosure, the relocation of the entry gate and minor landscaping upgrades. All existing commercial buildings will remain as previously permitted and no new structures will be erected as part of the proposed project. As discussed in Section 5.3.3 of the staff report, dated May 23, 2022, and incorporated herein by reference,

the proposed development will remain compatible the surrounding development in terms of size and height.

6. ***The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.***

   The Zoning Administrator finds that the proposed project will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan. As discussed in Section 5.0 of the staff report, dated May 23, 2022, and incorporated herein by reference, the surrounding roads are adequate to serve the proposed development and the project would not result in significant increases in traffic during the weekday peak hours.

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

COASTAL DEVELOPMENT PERMIT NO.: 21CDH-00000-00029

Project Name:	ROOTS CANNABIS STOREFRONT RETAIL
Project Address:	3823 SANTA CLAUS LN, UNIT# A, CARPINTERIA, CA 93013
A.P.N.:	005-450-012
Zone:	C-1

The Zoning Administrator hereby approves this Coastal Development Permit for the project described below based upon compliance with the required findings for approval and subject to the attached terms and conditions.

APPROVAL DATE:	5/23/2022
LOCAL APPEAL PERIOD BEGINS:	5/24/2022
LOCAL APPEAL PERIOD ENDS:	6/2/2022

APPEALS:

1. The approval of this Coastal Development Permit may be appealed to the County Planning Commission by the applicant, owner, or any aggrieved person. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either. The appeal must be filed in writing and submitted in person to the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to 5:00 p.m. on or before the date that the local appeal period ends as identified above (Article II Section 35-182).

2. Final action by the County on this permit may be appealed to the California Coastal Commission; therefore payment of a fee is not required to file an appeal of the approval of this Coastal Development Permit.

PROJECT DESCRIPTION SUMMARY: The request is for approval of a Cannabis Storefront Retail (Dispensary) called, The Roots, within an existing commercial space of 3,546 square feet that is currently used as a retail clothing business. The project includes interior building improvements and minor changes to the exterior of the building including the relocation of doors and windows. Site improvements will include accessibility upgrades, a new trash enclosure, the relocation of the entry gate, and approximately 117 square feet of new landscaping to supplement the existing landscaping. No grading over 50 cu. yd. is proposed. Hours of operation will be from 9am to 9pm, seven days a week. Delivery hours will be from 10am to 8pm. There will be approximately 8 to 10 employees working during any given shift. The project includes 12 onsite parking spaces. The parcel will be served by the Carpinteria Valley Water District, the Carpinteria Valley Sanitary District, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Santa Claus Land. The property is a 0.33-acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-450-012, located at 3823 Santa Claus Lane within the Toro Canyon Plan area, 1st Supervisorial District. To receive additional information regarding this project and/or to view the application and/or plans, please contact Nereyda Harmon at 123 East Anapamu Street, Santa Barbara, by email (nmontano@countyofsb.org), or by phone ((805) 450-7806

PROJECT SPECIFIC CONDITIONS: See Attachment A.

ASSOCIATED CASE NUMBERS: 21BAR-00000-00152

PERMIT ISSUANCE: This Coastal Development Permit will be issued following the close of the appeal period, including the Coastal Commission appeal period, provided an appeal is not filed, or if appealed, the date of final action on the appeal which has the effect of upholding the approval of the permit. Issuance of this permit is subject to compliance with the following terms and conditions:

1. **Notice.** Notice of this project shall be posted on the project site by the applicant utilizing the language and form of the notice provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar

days following action on the permit, including an action on any appeal of this permit (Article II Section 35-181). The ***Proof of Posting of Notice on Project Site*** shall be signed and returned to the Planning and Development Department prior the issuance of the permit.

2. **Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.

3. **Design Review.** If required, the project has been granted final approval by the appropriate Board of Architectural Review (BAR), and an appeal of that final approval has not been filed.

4. **Appeals.** An appeal of the approval of this permit, or an appeal of the final approval by the BAR, has not been filed with the County, and an appeal of the approval of this permit has not filed with the Coastal Commission within the 10 working days following the receipt of the County's Notice of Final Action on the project by the Coastal Commission. If an appeal has been filed then the permit shall not be issued until final action on the appeal(s) has occurred, including appeals filed with the Coastal Commission, which has the effect of upholding the approval of this permit, and, if applicable, the final approval by the BAR.

5. **Other approvals.** Any other necessary approvals required prior to issuance of this Coastal Development Permit have been granted.

PERMIT EXPIRATION AND EXTENSION: This permit shall remain valid only as long as compliance with all applicable requirements of the Article II Coastal Zoning Ordinance and the permit continues, including the conditions of approval specific to this permit. Additionally:

1. The approval of this permit shall expire either 12 months from the effective date of the permit or other period allowed in compliance with an approved Time Extension, and shall be considered void and of no further effect unless the permit is either issued within the applicable period in compliance with the terms indicated above or a valid application for a Time Extension is submitted prior to the expiration of this 12 month period and is subsequently approved (Article II Section 35-169).

2. This permit shall expire two years from the date of issuance and be considered void and of no further effect unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two year period and is subsequently approved (Article II Section 35-169).

3. The effective date of this permit shall be (a) the day following the close of any applicable appeal period, including an appeal to the Coastal Commission, provided an appeal is not filed, or (b) if appealed, the date of final action on the appeal, including an appeal to the Coastal Commission, which has the effect of upholding the approval (Article II Section 35-57B).

WORK PROHIBITED PRIOR TO PERMIT ISSUANCE: No work, development, or use intended to be authorized pursuant to this permit approval shall commence prior to issuance of this permit and/or any other required permit (e.g., building permit).

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all conditions and terms thereof. Undersigned permittee also acknowledges that issuance of this permit for this project does not allow construction or use outside of the project description, not shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

_____ / _____

Print name **Signature** **Date**

Coastal Development Permit Approval By:

_____ / _____

Zoning Administrator **Date**

PERMIT ISSUANCE: The permit shall be issued and deemed effective on the date signed and indicated below.

Planning and Development Department Issuance By:

_____ / _____

Planner	Date

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

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

   The request is for approval of a Cannabis Storefront Retail (Dispensary) called, The Roots, within an existing commercial space of 3,546 square feet that is currently used as a retail clothing business. The project includes interior building improvements and minor changes to the exterior of the building including the relocation of doors and windows. Site improvements will include accessibility upgrades, a new trash enclosure, the relocation of the entry gate, and approximately 117 square feet of new landscaping to supplement the existing landscaping. No grading over 50 cu. yd. is proposed. Hours of operation will be from 9am to 9pm, seven days a week. Delivery hours will be from 10am to 8pm. There will be approximately 8 to 10 employees working during any given shift. The project includes 12 onsite parking spaces. The parcel will be served by the Carpinteria Valley Water District, the Carpinteria Valley Sanitary District, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Santa Claus Land. The property is a 0.33-acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-450-012, located at 3823 Santa Claus Lane within the Toro Canyon Plan area, 1st Supervisorial District.

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

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

Conditions By Issue Area

3. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping of common open areas shall be compatible with vicinity development and shall conform in all respects to previous BAR approval (Case No. 21BAR-00000-00152).
   TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
   MONITORING: The Owner/Applicant shall demonstrate to P&D staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearar

4. **Aest-10c Lighting:** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.
   PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these requirements showing locations and height of all exterior lighting fixtures on design and constructions plans.
   TIMING: P&D and BAR shall review the lighting details for compliance with this measure prior to issuance of a Coastal Development Permit for structures.
   MONITORING: Building and Safety inspection staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the construction plans prior to Final Building Inspection Clearance.

5. **Bio-20 Equipment Storage-Construction:** The Owner/Applicant shall designate one or more construction equipment filling and storage areas within the designated building envelope to contain spills, facilitate cleanup and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
   PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all building permits.
   TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
   MONITORING: P&D staff shall ensure compliance prior to and throughout construction.

6. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. if within 1,600 feet of a residential receptor Monday through Friday No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.
   Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.
   PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.
   TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.
   MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors staff shall spot check and respond to complaints.

7. **Parking-02 Onsite Construction Parking:** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for the Coastal Development Permit.
TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of the Coastal Development Permit. This restriction shall be maintained throughout construction.
MONITORING: Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

8. **SolidW-03 Solid Waste-Construction Site:** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.
PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction.
TIMING: Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.
MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

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

<u>Project Specific Conditions</u>

10. **Cannabis-01 Licenses Required:** The applicant shall obtain and maintain in good status: (1) a valid County business license as required by the County Code Chapter 50, and (2) a valid State cannabis license as required by the California Business and Professions Code for the cannabis activities that are the subject of this permit.

11. **Cannabis-02 Transfer of Ownership:** In the event that the applicant transfers interest in the commercial cannabis operation, the successor(s) in interest shall assume all responsibilities concerning the project including, but not limited to, maintaining compliance with the conditions of this permit and paying for P&D condition compliance activities throughout the life of the project.

DOCUMENTATION: The successor(s) in interest shall notify P&D compliance staff, in writing, of the transfer in interest, and provide the contact and billing information of the successor(s) in interest.
TIMING: The successor(s) in interest shall provide the written notification within 30 days following the transfer in interest.

MONITORING: P&D compliance staff reviews the written notification to confirm that all requisite information has been included pursuant to the requirements of this condition.

12. **Cannabis-03 Records:** The applicant shall maintain clear and adequate records and documentation, in accordance with State law, the California Cannabis Track-and-Trace System, and as required by County Code Chapter 35, demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations.

    TIMING: The applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.

    MONITORING: The applicant shall provide the documentation for review, inspection, examination and audit by the Department.

13. **Cannabis-04 Permit Compliance:** The Owner/Applicant/Operator shall ensure that the project complies with the County cannabis regulations, all approved plans and project conditions, including those which must be monitored after the project is built and/or operations commence. To accomplish this the Owner/Applicant/Operator shall:
    1) Complete and submit a Permit Compliance Application to Planning and Development and identify a name and number of the contact person for the project compliance activities.

    2) Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of the Coastal Development Permit as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for Business License annual review and for P&D to hire and manage outside consultants when deemed necessary by P&D staff to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.

    3) Participate in Initial Compliance Inspections that may occur:
    i. Prior to commencement of use and/or issuance of Business License,

    4) Participate in Regular Compliance Inspections that may occur:
    i. Upon renewal of the County Business License,
    ii. For the life of the project, or as specific in permit conditions, and
    iii. Other instances as deemed necessary by Planning & Development

    PLAN REQUIREMENTS: The Owner/Applicant/Operator shall include a note and a copy of this condition on all project plans including Building and Grading Plans.

    TIMING: Prior to issuance of the Coastal Development Permit an associated Permit Compliance Application and deposit shall be submitted to Planning & Development.

    MONITORING: Planning & Development Compliance Staff or designee shall conduct initial and regular compliance inspections as identified above in accordance with this condition, and as determined to be necessary.

County Rules and Regulations

14. **Rules-02 Effective Date-Appealable to CCC:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
15. **Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
16. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
17. **Rules-08 Sale of Site:** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
18. **Rules-09 Signs:** Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.
19. **Rules-10 CDP Expiration-No CUP or DVP:** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Zoning Administrator. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.
20. **Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
21. **Rules-22 Leased Facilities:** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
22. **Rules-23 Processing Fees Required:** Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
23. **Rules-26 Performance Security Required:** The Owner/Applicant shall post separate

performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape & irrigation. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

24. **Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
    1. Air Pollution Control District dated September 27, 2021;
    3. Flood Control Water Agency dated September 6, 2021;

25. **Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

26. **Rules-31 Mitigation Monitoring Required:** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
    a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
    b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of the Coastal Development Permit as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
    c. Note the following on each page of grading and building plans "This project is subject to Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval.
    d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

27. **Rules-32 Contractor and Subcontractor Notification:** The Owner/Applicant shall ensure that

potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

28. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

29. **Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

Other

30. **Lease Agreement:** This Coastal Development Permit is explicitly constrained by and approved contingent upon the Owner/Applicant maintaining a valid lease agreement with Union Pacific Railroad (UPRR) consistent with the existing lease agreement to be utilized for vehicle ingress and egress into parking spaces at the rear of the building by patrons of the cannabis retail dispensary. Pursuant to Section 35-105 of Article II, this Coastal Development Permit will become void and the Owner/Applicant shall cease any and all operations associated with the Coastal Development Permit and cannabis retail business within 30-calendar days of any of the following events: (1) either party provides notice of termination of the lease agreement; (2) the lease agreement is set to expire within 30-days and the parties have not entered into an agreement to renew the lease; or (3) the lease agreement is modified with terms determined by Planning and Development (P&D) and County Counsel that would make the Project no longer consistent with the Coastal Zoning Ordinance (CZO) requirements for the design of parking spaces and the maneuvering space in connection therewith.
Timing: The Owner/Applicant shall notify P&D permit compliance staff within 72-hours if either party to the agreement provides notice of termination, if the lease agreement is set to expire in 30 days and has not been renewed, or if the terms of the lease agreement are modified in any way.
Monitoring: If the terms of the existing lease agreement are modified, along with the notification, the Owner/Applicant shall also submit a copy of the modified lease agreement to P&D permit compliance staff to determine, in coordination with County Counsel, whether the Project will continue to comply with the CZO's requirements for the design of parking spaces and the maneuvering space in connection therewith under the modified lease agreement.

apcd air pollution control district
SANTA BARBARA COUNTY

September 27, 2021

Nereyda Montano
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Santa Barbara County Air Pollution Control District Comments on Roots Cannabis Storefront Retail, 21CDH-00000-00029

Dear Nereyda Montano:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of a cannabis retail business in an existing building with minor changes to the exterior of the building, addition of parking spaces, and other minor site improvements. Grading is not required. The project does not propose cannabis processing or manufacturing. The subject property, a 0.33-acre parcel zoned C-1 and identified in the Assessor Parcel Map Book as APN 005-450-012, is located at 3823 Santa Claus Lane in the unincorporated area of Carpinteria.

District rules and regulations may apply to various aspects of the cannabis industry. This may include the need to obtain one or more permits or registrations. County staff and the cannabis operator should carefully review the District's *Cannabis Permitting Requirements & Nuisance Enforcement Table* and *Advisory on Air Quality and Cannabis Operations* (available at www.ourair.org/cannabis). These resources provide local agencies and cannabis operators guidance regarding the air quality aspects of this industry.

Based on the project description and information that has been provided, the project does not require a District permit. However, if the project description changes, the applicant should refer to the District's cannabis permitting webpage at www.ourair.org/cannabis to determine if any equipment or operations will require District permits.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the requirement for a District permit, provided they will be on-site for less than 12 months.

2. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (District Form ENF-28 or APCD Form ENF-28e), which can be downloaded at www.ourair.org/compliance-forms for each regulated structure to be demolished or renovated. Demolition notifications are

required regardless of whether asbestos is present or not. The completed exemption or notification shall be presented, mailed, or emailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant shall visit www.ourair.org/asbestos to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.

3. Post-harvest cannabis operations have the potential to generate strong odors that could negatively affect the surrounding community and cause a public nuisance. District Rule 303 (*Nuisance*), which generally prohibits the discharge of air contaminants (including odors) that cause a public nuisance, applies to all cannabis operations unrelated to the growing and harvesting of cannabis, including retail storefronts. Retail operations should be managed to reduce odor impacts and avoid a violation of District Rule 303.

4. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

5. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

6. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302, *Visible Emissions* and Rule 303, *Nuisance*.

7. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

8. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

In addition, the District recommends that the following **best practice** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, and dust:

1. Any chemical used for deodorizing systems should not cause adverse impacts to the community. Low-VOC (volatile organic compound) or no-VOC compounds are recommended, as well as compounds that do not contain toxic air contaminants (TACs) as identified by the State of California. The comprehensive list of TACs can be found at ww2.arb.ca.gov/sites/default/files/barcu/regact/2020/hotspots2020/15dayappa.pdf. If odor

control systems use chemicals that contain TACs with approved risk assessment health values, the County should assess the potential for health risk by performing a refined Health Risk Assessment.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

Sincerely,

Emily Waddington
Air Quality Specialist
Planning Division

cc: Planning Chron File

Santa Barbara County Public Works Department
Water Resources Division
Flood Control • Water Agency • Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956

SCOTT D. MCGOLPIN
Director Public Works

THOMAS D. FAYRAM
Deputy Director Water Resources

September 6, 2021

Nereyda Harmon, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: 21CDH-00000-00029; Roots Cannabis Retail Storefront
APN: 005-450-012; Carpinteria

Dear Ms. Harmon:

The Public Works Department Water Resources Division has conditions for the proposed Coastal Development Permit for a Cannabis Storefront Retail (Dispensary) called The Roots within an existing, currently vacant retail space. The project proposed minor changes to the exterior of the building including the relocation of 3 doors and 2 windows. Interior improvements are proposed. Site improvements will include accessibility upgrades, a new trash enclosure, reconfigured parking, and new landscaping. No grading over 50 CY is proposed. Parking will consist of 20 spaces and will be located behind the building.

This parcel is located in the FEMA Recovery Map High Hazard Area. This project is subject to compliance with Floodplain Management Ordinance 15A. The Advisory Flood Elevations (AFE) range between 15' and 16' NAVD '88 vertical datum.

A. Flood Control & Water Conservation District

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

1. Design/ Prior to Permit Issuance
   a. The applicant shall submit site plans that comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 (http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf)
   b. A Substantial Improvement (SI) determination must be performed for the commercial structure to identify Ordinance 15A compliance requirements. To proceed with a SI determination, please submit the following:
      i. SI worksheet (attached) completed by licensed architect, engineer or contractor, and
      ii. Cost breakdown (sample form attached) of proposed improvements, including demo and labor to be completed by licensed architect, engineer or contractor, and
      iii. Depreciated Market Value: Uniform structure appraisal with depreciated market value determined by a CA-licensed appraiser.
      iv. Photos of the existing structure.

c. Should the SI Determination for the commercial structure indicate that proposed costs of improvements equal or exceed the structure depreciated market value by 50%,the following Ordinance 15A requirements must be met:
   i. All structures classified by FEMA as non-residential commercial structures must be elevated with the finished floor situated at least 2 feet above the AFE (as determined by a licensed professional), or together with attendant utilities be dry-floodproofed to at least two feet above the AFE so that the structure is watertight with walls substantially impermeable to the passage of water. If the structure is dry-floodproofed, a **draft Floodproofing Certificate** prepared by licensed engineer along with **draft Flood Emergency Operations Plan and an Inspection & Maintenance Plan** are required to be submitted. See FEMA publications P-936 and FEMA TB-3, and
   ii. Plumbing below AFE +2 feet must fitted with backflow devices, and
   iii. Equipment must be elevated 2 feet above the AFE, and must be anchored, and
   iv. Structures must be designed to withstand hydrostatic, flood and buoyancy loads, and
   v. See attached Non-Residential Structures Checklist for additional requirements.

d. Trash enclosures are not subject to SI Determination and must comply with item 1C.

2. Prior to Permit Issuance/Zoning Clearance
   a. If the proposed work is deemed a Substantial Improvement (SI $\geq$ 50%), the engineer of record must submit a **Final Floodproofing Certificate** for non-residential dry-floodproofed structures (FEMA Form 086-0-34).
   b. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.

3. Prior to Occupancy Clearance
   a. If the proposed work is deemed a Substantial Improvement (SI $\geq$ 50%), the engineer of record must submit a **Final Flood Emergency Operations Plans and an Inspection & Maintenance Plans** for non-residential dry-floodproofed structures.
   b. The applicant shall submit PDF record drawings to the District's Floodplain Manager.
   c. If the structure is deemed Substantially Improved (SI > 50%), a signed and stamped statement must be submitted by a CA-licensed surveyor identifying the AFE value, and confirming that the Finished Floor elevations are situated at or above AFE plus 2 FT.

B. Project Clean Water

Project Clean Water has no conditions on the subject project located within the NPDES Permit Area since the project creates or replaces less than 2500 sf of impervious surface.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: KM Sullivan
Karen Sullivan, PE
Development Review Engineer

Cc: Ed De Vicente, 1 N. Calle Caesar Chavez, #102, Santa Barbara, CA 93101
Pat & Maire Radis, 897 Toro Canyon Road, Santa Barbara, CA 93108

COUNTY OF SANTA BARBARA

Planning and Development

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State CEQA Guidelines § 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications

A. Purpose

On February 6, 2018, the Santa Barbara County Board of Supervisors certified a programmatic environmental impact report (PEIR) that analyzed the environmental impacts of the Cannabis Land Use Ordinance and Licensing Program (Program). The PEIR was prepared in accordance with the State CEQA Guidelines (§ 15168) and evaluated the Program's impacts with regard to the following environmental resources and subjects:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation and Traffic
- Utilities and Energy Conservation
- Population, Employment, and Housing

The PEIR evaluated the direct and indirect impacts, as well as the project-specific and cumulative impacts, that would result from the implementation of the Program. The PEIR set forth feasible mitigation measures for several significant impacts, which are now included as development standards and/or requirements in the land use and licensing ordinances.

Pursuant to State CEQA Guidelines (§ 15168(c)(4)), the following checklist was prepared to determine whether the environmental effects of a proposed commercial cannabis operation are within the scope of the PEIR.

B. Project Description

Please provide the following project information.

1. Land Use Entitlement Case Number(s): 21CDP-00000-00029
2. Business Licensing Ordinance Case Number(s): _____
3. Project Applicant(s): Ed deVicente
4. Property Owner(s): Pat and Maire Radis

5. Project Site Location and Tax Assessor Parcel Number(s): The property is 0.33 acres and is known as APN 005-450-012, zoned C-1, addressed 3823 Santa Claus Lane in Summerland, in the Coastal Zone and within the Toro Canyon Community Plan, in Santa Barbara County, CA.

6. Project Description: The request is for approval of a Cannabis Storefront Retail (Dispensary) called The Roots within an existing commercial space of 3,546 square feet that is currently used as a temporary art display. The project includes interior building improvements and minor changes to the exterior of the building including the relocation of doors and windows. Site improvements will include accessibility upgrades, a new trash enclosure, and the relocation of the entry gate. Approximately 117 square feet of landscaping is being proposed. No grading over 50 cu. yd. is proposed. Hours of operation will be from 9am to 9pm, seven days a week. Delivery hours will be from 10am to 8pm. There will be approximately 8 to 10 employees working during any given shift. The project includes 12 onsite parking spaces. The property is 0.33 acres and is known as APN 005-450-012, zoned C-1, addressed as 3823 Santa Claus Lane in Carpinteria, in the Coastal Zone and within the Toro Canyon Community Plan.

C. PEIR Mitigation Measures/Requirements for Commercial Cannabis Operations

The following table lists the specific mitigation measures set forth in the PEIR. The table further includes questions to determine the scope of the potential environmental impacts of a project. This information will be used by staff to determine if subsequent environmental review of a project is warranted.

Please answer all questions set forth in the following table. Planning and Development Department (P&D) staff complete § C.1 and County Executive Office (CEO) staff complete § C.2. If a question does not apply to the proposed cannabis operation, please check the corresponding "N/A" box.

C.1 Mitigation Measures/Requirements for P&D Staff Review

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
Aesthetics and Visual Resources		
MM AV-1. Screening Requirements	LUDC § 35.42.075.C.3	Is the proposed cannabis operation visible from a public viewing location? ☒Yes ☐ No
	Article II § 35-144U.C.3	If so, does the proposed project include implementation of the required landscape and screening plan? ☐ Yes ☒ No ☐ N/A
Agricultural Resources		
MM AG-1. Cannabis Cultivation Prerequisite Ancillary Use Licenses	LUDC §§ 35.42.075.D.3 and -4	Does the proposed project include ancillary cannabis uses (e.g., manufacturing of cannabis products)? ☐ Yes ☒ No

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
	Article II § 35-144U.C.2.a and -3.a	If the proposed project includes ancillary cannabis uses, does the proposed project comply with the minimum cultivation requirements to allow ancillary cannabis uses? ☐ Yes ☐ No ☒ N/A
MM AG-2. New Structure Avoidance of Prime Soils	LUDC § 35.42.075.D.1.b Article II § 35-144U.C.1.b	Does the proposed project site have prime soils located on it? ☐ Yes ☒ No Does the proposed project involve structural development? ☒Yes ☐ No If the proposed project involves structural development, are the structures sited and designed to avoid prime soils? ☐ Yes ☐ No ☒ N/A
Air Quality and Greenhouse Gas Emissions		
MM AQ-3. Cannabis Site Transportation Demand Management	LUDC § 35.42.075.D.1.j Article II § 35-144U.1.j	Does the proposed project include cannabis cultivation? ☐ Yes ☒ No If so, does the project include implementation of the required Transportation Demand Management Plan? ☐ Yes ☐ No ☒ N/A
MM AQ-5. Odor Abatement Plan	LUDC § 35.42.075.C.6 Article II § 35-144U.C.6	*This mitigation measure/requirement does not apply to projects in the AG-II zone, unless a Conditional Use Permit is required for the proposed commercial cannabis operation.* Does the proposed project include cannabis cultivation, a nursery, manufacturing, microbusiness, and/or distribution? ☐ Yes ☒ No If so, does the project include implementation of the required odor abatement plan? ☐ Yes ☐ No ☒ N/A
Biological Resources		
MM BIO-1a. Tree Protection Plan	LUDC § 35.42.075.C.8 and Appendix J Article II § 35-144.C.8 and Appendix G	Does the proposed project involve development within proximity to, alteration of, or the removal of, a native tree? ☐ Yes ☒ No If so, does the project include implementation of the required tree protection plan? ☐ Yes ☐ No ☒ N/A

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
MM BIO-1b. Habitat Protection Plan	LUDC § 35.42.075.C.8 and Appendix J	*Inland*. Will the project result in the removal of native vegetation or other vegetation in an area that has been identified as having a medium to high potential of being occupied by a special-status wildlife species, nesting bird, or a Federal or State-listed special-status plant species? ☐ Yes ☐ No ☒N/A If so, does the project include implementation of the required habitat protection plan? ☐ Yes ☐ No ☒ N/A
	Article II § 35-144.C.8 and Appendix G	*Coastal.* Does the project involve development within environmentally sensitive habitat (ESH) and/or ESH buffers? ☐ Yes ☒ No ☐ N/A If so, does the project include implementation of the required habitat protection plan? ☐ Yes ☐ No ☒ N/A
MM HWR-1a. Cannabis Waste Discharge Requirements Draft General Order	LUDC § 35.42.075.D.1.d Article II § 35-144U.C.1.d	Does the proposed project involve cannabis cultivation? ☐ Yes ☒ No If so, did the applicant submit documentation from the State Water Resources Control Board demonstrating compliance with the comprehensive Cannabis Cultivation Policy? ☐ Yes ☐ No ☒ N/A
MM BIO-3. Wildlife Movement Plan	LUDC § 35.42.075.C.8 and Appendix J Article II § 35-144.C.8 and Appendix G	Is the proposed project site located in or near a wildlife movement area? ☐ Yes ☒ No If so, does the project include implementation of the required wildlife movement plan? ☐ Yes ☐ No ☒ N/A
Cultural Resources		
MM CR-1. Preservation MM CR-2. Archaeological and Paleontological Surveys	LUDC § 35.42.075.C.1 Article II §§ 35-144U.C.1 and 35-65	Does the proposed project involve development within an area that has the potential for cultural resources to be located within it? ☐ Yes ☒ No If so, was a Phase I cultural study prepared? ☐ Yes ☐ No ☒ N/A If so, did the Phase I cultural study require a Phase II cultural study? ☐ Yes ☐ No ☒ N/A If so, does the project involve implementation of

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
		cultural resource preservation measures set forth in the Phase II cultural study? ☐ Yes ☐ No ☒N/A
Hazards and Hazardous Materials		
MM HAZ-3. Volatile Manufacturing Employee Training Plan	LUDC § 35.42.075.D.4.c Article II § 35-144U.C.3.c	Does the proposed project involve volatile manufacturing of cannabis products? ☐ Yes ☒ No If so, does the project involve implementation of the required Volatile Manufacturing Employee Training Plan? ☐ Yes ☐ No ☒ N/A
Hydrology and Water Quality Impacts		
MM HWR-1. Cannabis Waste Discharge Requirements General Order	*See the Biological Resources items, above.*	
MM BIO-1b. Cannabis Waste Discharge Requirements General Order	*See the Biological Resources items, above.*	
Land Use Impacts		
MM LU-1. Public Lands Restriction	LUDC § 35.42.075.D.1.h Article II § 35-144U.C.1.h	Does the proposed project involve cannabis cultivation on public lands? ☐ Yes ☒ No
MM AQ-3. Cannabis Site Transportation Demand Management	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
MM AQ-5. Odor Abatement Plan	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
MM TRA-1. Payment of Transportation Impact Fees	County Ordinance No. 4270	Is the proposed project subject to the countywide, Goleta, or Orcutt development impact fee ordinance? ☐ Yes ☒ No If so, did the applicant pay the requisite fee? ☐ Yes ☐ No ☒ N/A
Compliance with Comprehensive Plan Environmental Resource Protection Policies	LUDC § 35.10.020.B	*All cannabis applications.* Does the proposed project comply with all applicable environmental resource protection policies set forth in the Comprehensive Plan? ☒ Yes ☐ No

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
	CLUP Chapter 3, § 3.1 and Policy 1-4	*Coastal cannabis applications.* Does the proposed project comply with all applicable coastal resources protection policies set forth in the Coastal Land Use Plan? ☒ Yes ☐ No ☐ N/A
Noise		
MM AQ-3. Cannabis Site Transportation Demand Management	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
Transportation and Traffic		
MM AQ-3. Cannabis Site Transportation Demand Management	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
MM TRA-1. Payment of Transportation Impact Fees	*See the Land Use Impacts items, above.*	
Unusual Project Site Characteristics and Development Activities		
Activities and Impacts within the Scope of the Program/PEIR	State CEQA Guidelines § 15168(c)(1)	Does the proposed project involve a project site with sensitive or unusual environmental characteristics, or require unusual development activities, which will result in a significant environmental impact that was not evaluated in the PEIR? Examples of unusual environmental characteristics or development activities which might cause a significant environmental impact include, but are not limited to: • construction of a bridge across a riparian corridor that supports listed species protected under the Federal or California endangered species acts, in order to gain access to a project site; • structural development that cannot be screened from a public viewing location pursuant to the requirements of PEIR mitigation measure MM AV-1 (Screening Requirements); or • development activities that will have a significant impact on cultural resources, which cannot be mitigated to a less-than-significant level pursuant to the County's *Environmental Thresholds and Guidelines Manual* (March 2018).

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
		☐ Yes ☒No

LUDC = Land Use and Development Code; Chapter 35, Article 35.1 et seq., of the Santa Barbara County Code
Article II = Coastal Zoning Ordinance; Chapter 35, Article II, § 35-50 et seq., of the Santa Barbara County Code
CLUP = Santa Barbara County Coastal Land Use Plan
State CEQA Guidelines = California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.

C.1.1 Environmental Document Determination

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.1, above, and pursuant to the requirements set forth in State CEQA Guidelines §§ 15162 and 15168.

☒ All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the PEIR, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.

- Certification is certification and the PEIR is certified for all purposes.
- The PEIR's certification is not limited to particular purposes or particular areas of the County.
- The Coastal Commission considered the County's PEIR, and reached their own conclusion using their certified regulatory program, and found the PEIR consistent with the County of Santa Barbara's Local Coastal Program.
- When the County of Santa Barbara takes action on cannabis entitlements in the Coastal Zone, the County of Santa Barbara relies on both the PEIR and the Local Coastal Program in making consistency findings.

☐ The proposed commercial cannabis operation will have environmental effects that were not examined in the PEIR, and an initial study must be prepared to determine whether a subsequent environmental impact report or negative declaration must be prepared.

Cassidy Walsh	Cassidy Walsh	April 22, 2022
Name of Preparer of § C.1	Signature of Preparer of § C.1	Date

C.2 Mitigation Measures/Requirements for CEO Staff Review

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
Air Quality and Greenhouse Gas Emissions		
MM UE-2a. Energy Conservation Best Management Practices	BLO § 50-10(b)	Does the proposed project include the implementation of the required energy conservation plan? ☐ Yes ☐ No
MM UE-2b. Participation in a Renewable Energy Choice Program	BLO § 50-10(b)2.ii	Does the proposed project include participation in a renewable energy choice program to meet the applicable energy reduction goals for the proposed project? ☐ Yes ☐ No
MM UE-2c. Plan review by the County Green Building Committee	BLO § 50-10(b)2.iii.K	Did the County Green Building Committee review the proposed project? ☐ Yes ☐ No ☐ N/A If so, does the proposed project conform to the recommendations of the County Green Building Committee? ☐ Yes ☐ No ☐ N/A
Utilities and Energy Conservation		
MM UE-2a. Energy Conservation Best Management Practices	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
MM UE-2b. Participation in a Renewable Energy Program	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
MM UE-2c. Licensing by the County Green Building Committee	*See the Air Quality and Greenhouse Gas Emissions items, above.*	
Unusual Project Site Characteristics and Development Activities		
Activities and Impacts within the Scope of the Program/PEIR	State CEQA Guidelines § 15168(c)(1)	Does the proposed project involve a project site with sensitive or unusual environmental characteristics, or require unusual development activities, which will result in a significant environmental impact that was not evaluated in the PEIR? Examples of unusual environmental characteristics or development activities which might cause a significant environmental impact include, but are not limited to: • construction of a bridge across a riparian corridor that supports listed species protected under the Federal or California

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
		endangered species acts, in order to gain access to a project site; • structural development that cannot be screened from a public viewing location pursuant to the requirements of PEIR mitigation measure MM AV-1 (Screening Requirements); or • development activities that will have a significant impact on cultural resources, which cannot be mitigated to a less-than-significant level pursuant to the County's *Environmental Thresholds and Guidelines Manual* (March 2018). ☐ Yes ☐ No

* BLO = Commercial Cannabis Business Licensing Ordinance; Chapter 50, § 50-1 et seq., of the Santa Barbara County Code
State CEQA Guidelines = California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.

C.2.1 Environmental Document Determination

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.2, above, and pursuant to the requirements set forth in State CEQA Guidelines §§ 15162 and 15168.

☐ All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the PEIR, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.

☐ The proposed commercial cannabis operation will have environmental effects that were not examined in the PEIR, and an initial study must be prepared to determine whether a subsequent environmental impact report or negative declaration must be prepared.

Name of Preparer of § C.2 | Signature of Preparer of § C.2 | Date

Attachment 1
Additional Information for the Proposed Cannabis Activity CEQA Environmental Determination

The following discussion supports the determinations made in the Checklist for the Roots Cannabis Storefront Retail (Proposed Project), pursuant to the requirements of the State CEQA Guidelines §§ 15168(c) and 15162. The State CEQA Guidelines §§ 15168(c)(1) and -(2) state:

> *(1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. That later analysis may tier from the program EIR as provided in Section 15152.*
>
> *(2) If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.*

The requirements of the State CEQA Guidelines § 15168 and 15162 are set forth below, along with an analysis of the Proposed Project with regard to these requirements. The following analysis supplements the information set forth in the State CEQA Guidelines § 15168 checklist prepared for the Proposed Project.

State CEQA Guidelines § 15168(c)(1)

As discussed below, the PEIR analyzed the environmental impacts of the Cannabis Land Use Ordinance and Licensing Program. The effects of this particular Project were anticipated and examined in the PEIR and there are no project-specific effects that were not examined in the program EIR. Therefore, no new initial study is required and the PEIR can be relied upon for this Project based upon the checklist prepared pursuant to State CEQA Guidelines 15168(c)(4).

State CEQA Guidelines § 15162

State CEQA Guidelines § 15162 states that when a lead agency has prepared an EIR for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that certain conditions exist. The specific conditions that warrant the preparation of a subsequent EIR are set forth below, with an analysis of the proposed project immediately following the respective condition.

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Proposed Project includes a request for a commercial cannabis activity that was anticipated and evaluated in the PEIR. The Proposed Project site is zoned C-1, which is one of the zones that was evaluated for proposed storefront retail cannabis activities in the PEIR (PEIR page 2-36, Table 2-5). Furthermore, the Toro Canyon region in which the Proposed Project site is located was one of five regions identified in the PEIR for organizing the data and analyzing the impacts of the Program (Ibid, page 2-5).

As discussed below, the Proposed Project consists of an activity the impacts of which were disclosed in, the PEIR. Cannabis Storefront Retail businesses are cannabis activities that were anticipated to occur on commercially zoned lands, such as the C-1 zoned lands which exist in the Toro Canyon region in which the Proposed Project site is located. The PEIR evaluated the potential increases in employment, traffic, noise, air emissions (including odors), etc., that would result from the Proposed Project and other commercial cannabis activities allowed under the Program. The Proposed Project would utilize an existing commercial building on site and does not involve any new structures. Further, the minimal physical development that is included in the Proposed Project (e.g., fencing and lighting) was evaluated in the PEIR with regard to aesthetics, visual impacts, and loss of prime soils. There is nothing unusual about the proposed commercial activities as retail commercial businesses are standard commercial practices in the Toro Canyon region and the C-1 zone district.

Therefore, the Proposed Project will <u>not</u> result in substantial changes to the Program which will require major revisions of the PEIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Currently, there are approximately 41 land use entitlement applications involving proposed or permitted cannabis activities located in the Carpinteria region (Santa Barbara County Interactive Map for Cannabis, available at https://sbcopad.maps.arcgis.com/apps/webappviewer/index.html?id=f287d128ab684ba4a87f1b9cff438f91, accessed on April 22, 2022. The PEIR anticipated that certain areas in which cannabis activities historically have occurred would continue to experience cannabis activities under the Program. Furthermore, the PEIR projected the demand for cannabis retail that could occur under the Program (i.e., 248,000 square feet of retail space countywide), based on information that was known at the time the PEIR was prepared. The Program that was analyzed in the PEIR did not include a cap or other requirement to limit either the concentration or total amount of cannabis activities that could occur within any of the zones that were under consideration for cannabis activities (PEIR, pages 3-3, 3-5, 3-12, 3.1-19, and 3.12-26).[1] Although the PEIR did not predict the

[1] The PEIR states, "…[T]he impact analysis in this EIR assumes that **future cannabis activity licenses would not be limited under the Project**, with the total area permitted to be unincorporated areas Countywide that are under County jurisdiction (excludes incorporated cities, state, federal, and tribal lands) (PEIR, page 3-5, emphasis added)."

specific commercial cannabis applications on the properties located on and around the Proposed Project site, the programmatic analysis was broad enough to account for this pattern of development that has resulted from the Program. Therefore, the number and/or location of the commercial cannabis activities that have been either permitted or are currently under consideration within the general area of the Proposed Project site, do not constitute a substantial change with respect to the circumstances under which the project is undertaken.

Furthermore, the potential concentration of cannabis activities near the Proposed Project site will not create new significant environmental effects or a substantial increase in the severity of previously identified significant effects evaluated in the PEIR. The PEIR evaluated the cumulative impacts to which cannabis activities, as well as other pending, recently approved, and reasonably foreseeable non-cannabis projects, would contribute (Ibid, page 3-11, Section 3.0.4). The PEIR concluded that unavoidable and significant (Class I) impacts would result from the Program with regard to the following environmental resources or issues:

- Aesthetics and visual resources
- Agricultural resources
- Air quality (including odor impacts)
- Noise
- Transportation and traffic

The Board of Supervisors adopted a Statement of Overriding Considerations concluding that the benefits of the Program outweigh the unavoidable adverse environmental effects identified above.

The Proposed Project would be subject to the mitigation measures set forth in the PEIR to reduce the Proposed Project's contribution to these cumulative impacts.

These are no new impacts resulting from a substantial change in the Program. As stated above, the Proposed Project is an activity that was anticipated to result from the Program and, consequently, the impacts associated with the Proposed Project were disclosed in the PEIR. As such, the PEIR analysis of cumulative impacts accounted for the impacts from the Proposed Project.

Therefore, no substantial changes have occurred with respect to the circumstances under which the Project is undertaken under the Program which will require major revisions of the PEIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The PEIR evaluated the direct and indirect impacts of the Program as well as cumulative impacts that would result from the implementation of the Program. More specifically, the PEIR

identified the following unavoidably significant (Class I) impacts that would result from the Program:

- Cumulative impacts to aesthetics and visual resources
- Cumulative impacts to agricultural resources
- Project-specific and cumulative impacts to air resources (including odors)
- Project-specific and cumulative noise impacts
- Project-specific and cumulative transportation and traffic impacts

The PEIR also identified the following significant but mitigable (Class II) impacts that would result from the Program:

- Project-specific impacts to aesthetics and visual resources
- Project-specific impacts to agricultural resources
- Project-specific and cumulative impacts to biological resources
- Project-specific impacts to cultural resources
- Project-specific impacts related to hazards and hazardous materials
- Project-specific impacts related to hydrology and water quality
- Project-specific land use impacts
- Project-specific impacts related to utilities and energy conservation

The PEIR identified a number of mitigation measures to reduce the significant impacts that would result from the implementation of the Program. The mitigation measures were included as development standards and other regulations of Chapters 35 and 50 of the County Code, which are applied to commercial cannabis activities resulting from the Program. As shown in Section C of the State CEQA Guidelines § 15168(c)(4) checklist that was prepared for the Proposed Project, the Proposed Project would be subject to the applicable mitigation measures that were included as development standards and other regulations of Chapters 35 and 50 of the County Code.

As stated above, the PEIR did not assume that there would be a cap or other limitation on activities or location. Therefore, although the PEIR did not predict the specific commercial cannabis applications on the properties located on and around the Proposed Project site, the programmatic analysis was broad enough to account for this pattern of development that has resulted from the Program. Furthermore, the concentration of commercial cannabis activities will not result in a new significant impact which was not disclosed in the PEIR. The cumulative impacts associated with aesthetics and visual resources, agricultural resources, air resources (including odors), noise, and traffic resulting from the Proposed Project and other proposed projects located within proximity to the Proposed Project site were discussed in the PEIR.

Therefore, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified, which shows that the Proposed Project will have one or more significant effects not discussed in the PEIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

As stated above, the Proposed Project consists of a cannabis activity that was analyzed as part of the Program studied in the PEIR. There are no unique features of the Proposed Project such that the Proposed Project could cause more severe impacts than shown in the PEIR. The PEIR analyzed the impacts of cannabis storefront retail businesses on C-1 lots within the Toro Canyon region. As shown in Section C of the State CEQA Guidelines § 15168(c)(4) checklist that was prepared for the Proposed Project, the Proposed Project complies with the applicable mitigation measures.

Furthermore, the PEIR did not assume that there would be a cap or other limitation on activities or location. Although the PEIR did not predict the specific commercial cannabis applications on the properties located on and around the Proposed Project site, the programmatic analysis was broad enough to account for this pattern of development, and disclosed the corresponding impacts that would result.

Therefore, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified, which shows that significant effects previously examined will be substantially more severe than shown in the PEIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the Proposed Project which are available at this time for the project proponents to consider.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There is no new information which was not known and could not have been known at the time the PEIR was certified that shows any mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR which would substantially reduce one or more significant effects on the environment. Further, the project applicant agrees to adopt all applicable mitigation measures as demonstrated by Section C.1 of the 15168(c)(4) Checklist hereby incorporated into this attachment.

ATTACHMENT D - LINK TO CANNABIS PROGRAM PEIR

LINK TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CANNABIS LAND USE AND LICENSING PROGRAM, 17EIR-00000-00003

Volume 1:
http://cannabis.countyofsb.org/uploadedFiles/cannabis/Documents/Final_PEIR/Santa%20Barbara%20_Cannabis%20FEIR-Volume%201.pdf

Volume 2:
http://cannabis.countyofsb.org/uploadedFiles/cannabis/Documents/Final_PEIR/Santa%20Barbara_Cannabis_FEIR-Volume%202.pdf

Appendix A - Scoping:
http://cannabis.countyofsb.org/asset.c/129

Appendix B – Proposed Ordinances and Amendments:
http://cannabis.countyofsb.org/asset.c/130

Appendix C – Project Description Data:
http://cannabis.countyofsb.org/asset.c/131

Appendix D – Biological Resources:
http://cannabis.countyofsb.org/asset.c/132

Appendix E – Agricultural Resources:
http://cannabis.countyofsb.org/asset.c/133

Appendix F – Cannabis Odor Control:
http://cannabis.countyofsb.org/asset.c/134

Appendix G – General Waste Discharge Requirements:
http://cannabis.countyofsb.org/asset.c/135

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Matthew Roberts
President
Case Van Wingerden
Vice President
Polly Holcombe
Shirley L. Johnson
Kenneth Stendell

GENERAL MANAGER

Robert McDonald, P.E. MPA

June 2, 2021

Edward DeVicente DMHA Architecture
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

SUBJECT: 3823 SANTA CLAUS LN, APN NO. 005-450-012, ACCOUNT NO. 09-092454-08, RENOVATION OF EXISTING RETAIL SPACE INTO PROPOSED CANNABIS STOREFRONT RETAIL OPERATION, INTENT TO SERVE LETTER WITH CONDITIONS

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District (District) and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Water Shortage Condition; for more information on Ordinance 19-2, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject parcel is served by a 3/4" water meter. From the Concept Design dated October 21, 2020, the District has the following conditions:

- Include the District on the County's building permit and final sign off.
- Fire demand calculations need to be provided to the District to determine the size of the fire service. Fire services are required to have a double-check detector assembly (DCDA) installed per District Standard Detail W-114. The two backflow assemblies that comprise the DCDA must have an initial test performed by a certified tester after installation and before the District signs off on the project. The devices will be entered into the District's Cross-Connection Control Program and will require annual tests thereafter.
- The fire service can be installed on the east side of building. The service will not be installed under decorative pavers. Fire service and DCDA location approved by water District interferes with proposed 17 square feet of landscape at the northeast corner of Unit A. Landscape area can surround DCDA as long as there is a minimum 2 feet clearance on all sides of the device and it remains accessible for testing and inspection.
- Per District Rule 17, non-residential properties with more than 1,000 square feet of landscape require an independent landscape meter. Landscape meters must have a reduced-pressure principle backflow assembly (RP) installed at the meter per District Standard Detail W-115. A certified tester will need to test the RP prior to the District signing off on the project. Annual tests will be required thereafter. If owner does not wish to have a landscape meter the plans must be updated to show less than 1,000 square feet of landscaping.
- The location of the landscape meter must be approved by the District.

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GENERAL MANAGER

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- All backflow assembly installation and testing fees are the responsibility of the owner. The owner may choose to install bollards to protect the backflow assemblies at the owner's expense.
- Fire service, water meter, and backflow devices must be shown on the plans.

Should changes to the plans, including landscaping, irrigation, or water fixtures, occur we require an additional opportunity to review revised plans. If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

I have attached a fee estimate using a 4" fire service line until fire demand calculations from a fire sprinkler engineer are provided to the District that show demand.

Sincerely,
Carpinteria Valley Water District

Danielle Rose
Engineering Analyst

CC: Brian King, District Engineer; TCM to account

Exhibit B

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013
Phone (805) 684-7214 ▪ Fax (805) 684-7213

September 24, 2021

DMHA Architecture
1 North Calle Cesar Chavez, Suite 102
Santa Barbara, California 93103

Subject: Roots Cannabis Dispensary
3823 Santa Claus Lane – APN 005-450-012
Can and Will Serve – Sewer Service Available

The Carpinteria Sanitary District (District) currently provides sanitary sewer service to the subject parcel. A public sewer main is constructed in Santa Claus Lane along the subject property frontage. Adequate capacity exists and will exist to serve the project.

If you need any other information regarding this project or have questions or comments on the information provided by the District, please call me at (805) 684-7214 x13, or lancel@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon
Engineering Technician

3823 Santa Claus Lane - Roots

Tenant Improvement

GENERAL NOTES

2020/10/20

A. **GENERAL NOTES**
1. Architect makes no warranty, either express or implied, as to his findings, recommendations, specifications, or professional advice or services except that they were promulgated or rendered in accordance with generally accepted architectural practices and under the direction of professional registered architects. As instruments of service, the architect's drawings and specifications are not 100% complete of themselves, and architect's continued services and construction administration/observation are required for complete interpretation and application to a specific project. Owner and contractor hereby acknowledge use of the drawings and/or specifications without architect's involvement in construction administration/observation, and prior approval of all changes and/or modifications shall thereby relieve architect of all liability associated with changes or modifications to the project made during the construction process. Owner and contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of others during construction work which was not performed under architect's scope of administrative services.
2. Interpretation of drawings and documents: each contractor shall check and verify all dimensions and conditions at the project site before executing any work and shall notify the owner and the architect of any discrepancies before proceeding. The architect shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project.
3. Adherence to plans: strict adherence to the construction documents must be maintained. No changes shall be made in the project which deviate from the plans and specifications without the written consent of the owner. No structural changes shall be made without the written consent of the architect.
4. Working drawing: figured dimensions and detailed drawings shall be followed in preference to scale measurements. In case of any doubt on the part of the contractor as to the exact meaning of the drawings and these specifications, he shall apply to the architect for an interpretation before proceeding with his work.
5. Shop drawings: contractor shall submit copies of all shop drawings for review by architect prior to contractor's approval for construction.
6. The contractor shall provide all shoring and bracing required to protect personnel and adjacent property and to insure safety of the project work.
7. Wherever in these drawings any material or process is indicated, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the engineer and the architect to that material or process indicated or specified.
8. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be the best of their respective kinds. The contractor shall, if required, furnish satisfactory evidence as the kind and quality of materials.
9. It shall be the duty of the general contractor to see that all sub-contractors are fully informed in regard to the general conditions and preliminary specifications.

B. **PERMITS AND REGULATIONS**
1. Each contractor shall pay for and obtain all permits required by local authorities before proceeding with his respective installation and shall arrange and pay for any inspections and examinations required by those authorities.
2. All workmanship and materials shall conform to the current edition of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
3. If the drawings and specifications are at variance with any federal, state and local or municipal law, ordinance, rules or departmental regulations, the contractor shall notify the architect in writing before proceeding with that work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.

C. **PROTECTION OF WORK & PROPERTY**
1. The contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property. The contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith.
2. The contractor assumes all risks, hazards and conditions in connection with the performance of the contract, and even if the performance of the contract involves a greater expenditure of money than the contractor expected at the time of bidding, no allowance will be made on account thereof, and the contractor shall continue with and complete the work.

D. **SUPERVISION**
1. The contractor shall give personal supervision to the work, using his best skill and attention, and shall keep a competent foreman and necessary assistants constantly on the site. The foreman shall be the personal representative of the contractor and all directions given by him shall be as binding as if given by the contractor. Communication delivered to the foreman by the architect shall be as binding as if delivered to the contractor.

E. **DAMAGES IN THE WORK**
1. The owner, without invalidating the contract, may alter by adding to or deducting from the work covered in the contract. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the architect. Such orders shall cover the agreed price and terms of extra work of changes, if work is to be omitted, then proper credit for such omitted work shall be given the owner.

F. **CLEANING BUILDING AND PREMISES**
1. Prior to the completion of the work, the contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware, removing all plaster spots, Stains, paint spots and accumulated dust and dirt. this shall include thorough cleaning of all roofs, window sills and ledges, horizontal projections, steps, rails, sidewalks or other surfaces where debris may have collected wash and polish all glass.

G. **GUARANTEES**
1. Except as otherwise specified, all work shall be guaranteed in writing by the contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of filing the notice of completion and the acceptance of the building by the owner, if within the guarantee period correction of faulty materials or workmanship is necessary in the opinion of the owner, the contractor shall promptly, upon receipt of notice from the owner and without expense to the owner, correct faulty materials or workmanship.

H. **VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS**
1. The general contractor shall provide the owner with an as-built drawing locating and describing all underground utilities located on the site, including but not limited to the following gas lines, water lines, sanitary sewers, telephone lines, and electric lines.

I. **TRANSPORTATION OF EXCAVATED MATERIAL**
1. The contractor shall transport all excavated material not required for re-compaction to an approved landfill site outside the coastal zone. Provide trip tickets for all excavated material removed from the project.

J. **AIR POLLUTION**
1. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, Architectural Coatings that places limits on the VOC-content of coating products.
2. Asphalt paving activities shall comply with District Rule 329, Cutback and Emulsified Asphalt Paving Materials.
3. Construction/demolition activities are subject to District Rule 345, Control of Fugitive Dust from Construction and Demolition Activities. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302, Visible Emissions and Rule 303, Nuisance.
4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
5. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information
6. Any chemical used for deodorizing systems should not cause adverse impacts to the community. Low-VOC (volatile organic compound) or no-VOC compounds are recommended, as well as compounds that do not contain toxic air contaminants (TACs) as identified by the State of California. The comprehensive list of TACs can be found at www2.arb.ca.gov/sites/default/files/barcu/regact/2020/hotspots2020/15dayappa.pdf. If odor control systems use chemicals that contain TACs with approved risk assessment health values, the County should assess the potential for health risk by performing a refined Health Risk Assessment

VICINITY MAP

CODE COMPLIANCE

2019/10/30

Governing agency:
County of Santa Barbara
123 east anapamu
Santa Barbara, CA 93101

Applicable codes:
All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes.

- California Building Code, 2019 Edition (CBC)
- California Historical Building Code, 2019 Edition (CHBC)
- California Residential Code, 2019 Edition (CRC)
- California Mechanical Code, 2019 Edition (CMC)
- California Plumbing Code, 2019 Edition (CPC)
- California Electrical Code, 2019 Edition (CEC)
- California Green Building Standards Code, 2019 Edition
- California Energy Code, 2019 Edition (CEnC)
- Santa Barbara County Ordinance #4871
- Santa Barbara County Ordinance #4987
- SBCO Grading Ordinance #4766

Accessibility for disabled persons will be provided as required by the 2019CBC.

LOCAL JURISDICTION STAMPS & NOTES

SHEET INDEX

GENERAL	
G001	COVER SHEET
G010	SITE PHOTOS
G011	SITE PHOTOS
G012	HISTORIC SITE PHOTOS
SURVEY	
S1	SURVEY
CIVIL	
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-2.1	GRADING AND DRAINAGE PLAN
C-5.1	EROSION CONTROL PLAN
SITE	
AS101	EXISTING/DEMO SITE PLAN
AS102	PROPOSED SITE PLAN
AS103	ENLARGED SITE PLAN & ELEVATIONS
AS104	PROPOSED LIGHTING PLAN
AS105	PHOTOMETRIC STUDY
AS106	PROPOSED SECURITY PLAN
LANDSCAPE	
L-1	SITE/LAYOUT PLAN
L-2	LANDSCAPE PLAN
ARCHITECTURAL	
A101	EXISTING/DEMOLITION & PROPOSED FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS

Grand total: 20

PROJECT SCOPE

2021/03/23

Project Scope Includes:
This project consists of the following:
1. Renovation of an existing retail space into a proposed cannabis storefront retail operation. No change in square footage is proposed
2. Accessibility upgrades (site & restrooms)
3. Site Improvements to include - trash enclosure, reconfigure parking, reconfigure landscaping

PROJECT INFORMATION

Owner: Maire Radis
897 Toro Canyon Road
Santa Barbara, CA 93108

A.P.N.#	005-450-012
Zoning designation	C-1
General plan designation	Commercial
Existing use	Commercial
Proposed use	Commercial
High fire	No
Fire sprinklers required	No
Flood hazard	No
Special hazard area	Yes
Construction type	TYPE V-B
Occupancy group	B & M
Lot size	16,692 Sq. Ft. .38 Acres
Required setbacks	Front = 15' Side = 10' Rear = 10'
Maximum height limit	25'
Required open yard area	N/A
Grading	
Cut & fill under main building =	0 Import = 0
Cut & fill outside main building =	0 Export = 0

Number of parking spaces

Existing = 13

Required = Retail = 9
Business = 3
Total = **12 Spaces**
(11 + 1 Accessible)

Provided = Retail = 9
Business = 3
Total = **12 Spaces**
(11 + 1 Accessible)

Landscape Area Calculation

Existing = 1522 SqFt.
Removal = 183 SqFt.
Proposed = 37 SqFt.

Total = 1376 SqFt.

Difference of Impervious Surface Area = 146 SqFt.

Parking Required

1ST FLOOR			
Boutique Retail	1069 SF	500	2.14
Office	135 SF	300	0.45
Retail	3546 SF	500	7.09
2ND FLOOR			
Office	581 SF	300	1.94
	5331 SF		11.62

NET FLOOR AREA

1ST FLOOR	First Floor A	2037 SF
1ST FLOOR	First Floor B	2724 SF
2ND FLOOR	Second Floor	581 SF
		5342 SF

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
Edward DeVicente CPHC AIA
Ph: 805.965.7777
ed@dmhaa.com

CIVIL ENGINEER:
Ashley & Vance Engineering
5400 Ward Road, Building II, Suite G102
Arvada, CA 80002
Bruce Jones
Ph: 303.755.9762 x121
bruce@ashleyvance.com

SURVEYOR:
Jensen Design & Survey, Inc.
1672 Donlon Street
Ventura, CA 93003
Michael Zuleger
Ph: 805.654.6977

LANDSCAPE ARCHITECT:
EARTHFORM DESIGN
1227 De La Vina Street
Santa Barbara, CA 93101
Sam Maphis
Ph: 805.963.2006
sam@earthform.com

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Santa Barbara, CA 93103
www.dmhaa.com

LICENSED ARCHITECT
EDWARD DE VICENTE
NO. C 31321
REN. 01.31.23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Planning & Development Submittal	07/31/2021
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	02/28/2022
	SBAR Submittal	02/10/2022

G001

COVER SHEET

DMHA 2019/08/16

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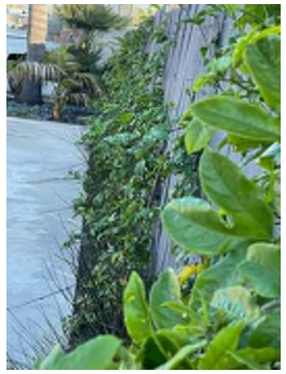
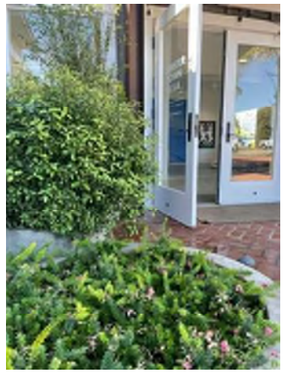
Existing Planting @ Existing Entrance



Existing Planting @ Existing Fence Line

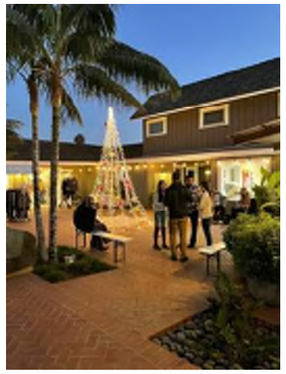
Existing Planters @ North Elevation



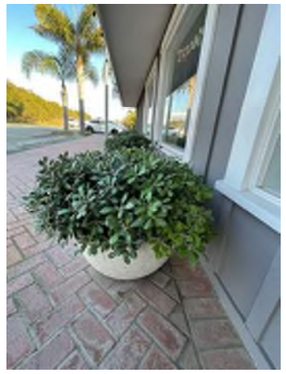
Existing Planting @ Existing Entrance

Existing Planters @ Existing Entrance

Existing Planters @ Street Parking



Typical Gathering Image (Evening)



Existing Planters @ North Elevation

Existing Landscape North Elevation

Typical Gathering Image (Daytime)

Existing Planting @ Parking Entrance

Existing Planters

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LICENSED ARCHITECT
NO. C 31321
REN. 01.31.22
STATE OF CALIFORNIA

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NOT FOR CONSTRUCTION

3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	SBAR Submittal	02/10/2022

G010

SITE PHOTOS

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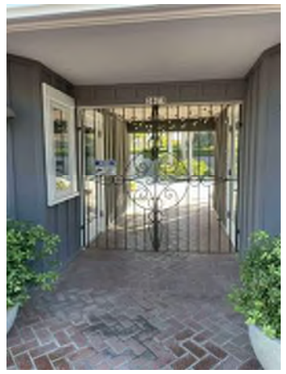
Rear Mid Field

Entry/Exit

Front Close Up #02

Rear Parking

Rear Close Up

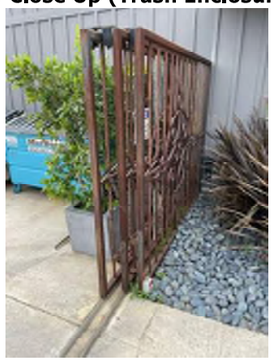


Front Close Up #01

Planter Close Up (Trash Enclosure Location)

Rear Mid-Field

Front Mid-Field



Existing Gate

Rear Entire Project Site

Front Entire Project Site

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Planning & Development Submittal	07/31/2021
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

G011

SITE PHOTOS

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NOT FOR CONSTRUCTION

3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

G012

HISTORIC SITE PHOTOS

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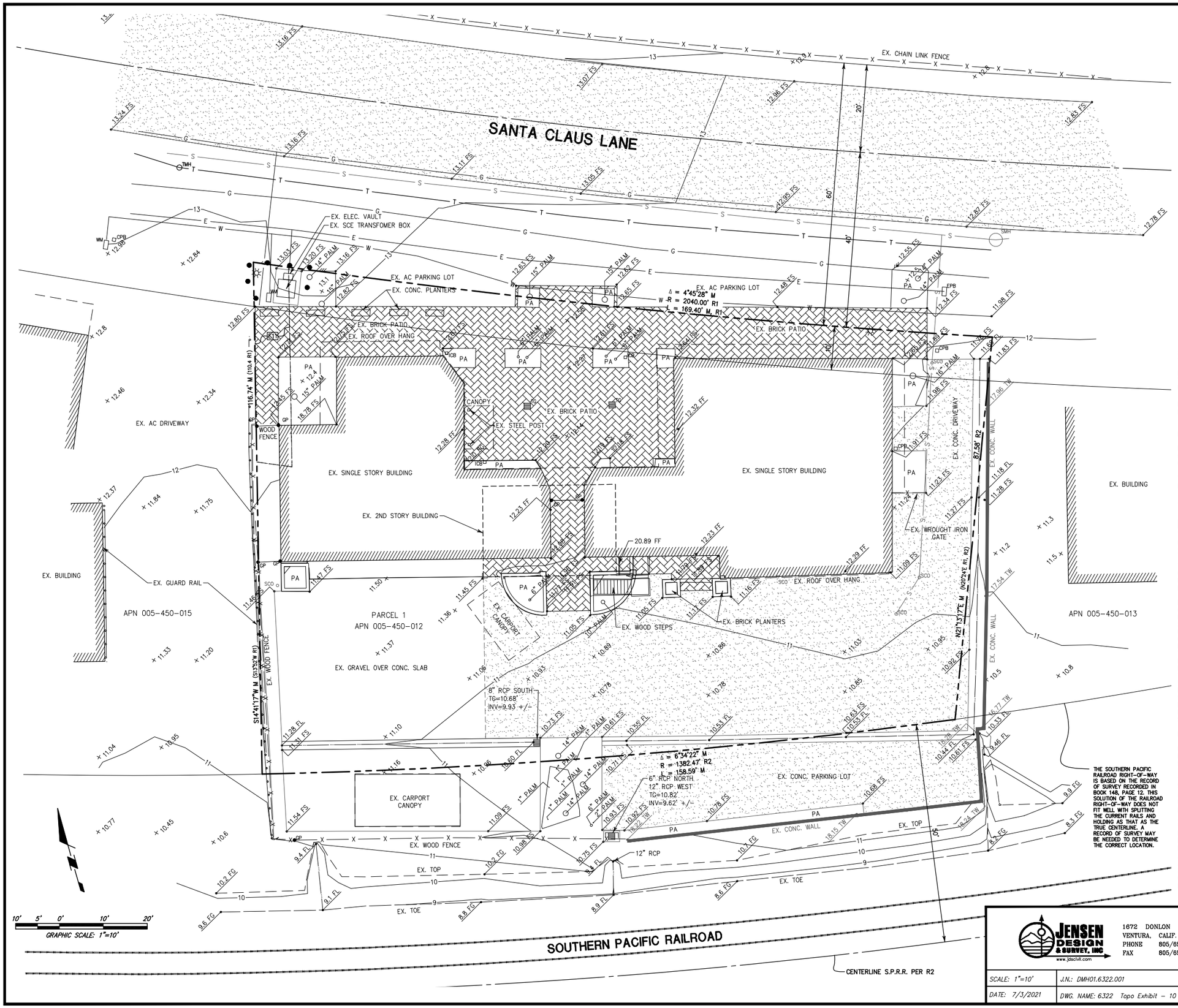

LEGEND

- CONCRETE WALL
- FENCE (TYPE AS NOTED)
- LOT LINE
- GRADE BREAK
- TOE OF SLOPE
- TOP OF SLOPE
- ELECTRIC LINE (S.C.E.)
- GAS MAIN
- SEWER MAIN
- TELEPHONE LINE
- WATER MAIN
- DRAIN INLET
- MANHOLE
- METER/PANEL
- PULLBOX & UTILITY BOX
- SEWER CLEANOUT
- YARD LIGHT

ABBREVIATIONS:

AC = ASPHALTIC CONCRETE
CONC = CONCRETE
CPB = COMMUNICATIONS PULLBOX
EM = ELECTRIC METER
EPB = ELECTRIC PULL BOX
EX = EXISTING
FF= FINISH FLOOR
FG = FINISH GRADE
FL = FLOWLINE
FS = FINISH SURFACE
HB = HOUSE BIB
ICB = IRRIGATION CONTROL BOX
SMH = SEWER MANHOLE
PA = PLANTER AREA
SCO = SEWER CLEANOUT
TG = TOP OF GRATE
TW = TOP OF WALL
WM = WATER METER
WV = WATER VALVE

EASEMENTS

(PER PRELIMINARY TITLE REPORT No. 4201-6622201 DATED JUNE 17, 2021)

E11 PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON RECORDED JUNE 10, 1993 AS INSTRUMENT No. 93-44428 OF OFFICIAL RECORDS,

RECORD REFERENCES:

R1 = 2011-0040071 OR (DEED OF TRUST)
R2 = 148 RS 12

SURVEYORS NOTES:

HORZ. DATUM: NAD83(2011), 2010.00 EPOCH – PER NGS OPUS
VERT. DATUM: NAVD88 – PER TIE TO LOCAL NGS BENCH MARK
PROJECTION: CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD83 (CCS83) – ZONE 5
BENCH MARK: NGS BM "A 29", PID: EW3867
ELEV. = 15.55' (NAVD88) – 1991 ADJUSTMENT

BASIS OF BEARINGS: GRID – BASED ON CCS83 PROJECTION

BOUNDARY LINES SHOWN HEREON WERE DERIVED FROM AVAILABLE RECORD INFORMATION – NO COMPLETE RESOLVED BOUNDARY SURVEY WAS PERFORMED FOR THIS PROJECT. DISTANCES SHOWN ON BOUNDARY LINES ARE GROUND.

THE RECORD OF SURVEY MAP (BOOK 148, PAGE 12) WAS MINIMALLY CONSTRAINED (BEST-FIT) TO FOUND SURVEY MONUMENTS – RESULTING IN A CLOCKWISE ROTATION OF 0°49'17".

ALL UNITS ARE U.S. SURVEY FEET.

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT No. 4201-6622201; EFFECTIVE JUNE 17, 2021 AT 7:30 AM)

THOSE PORTIONS OF TRACT 4 OF THE LEWIS RANCH, IN THE COUNTY OF SANTA BARBARA, CALIFORNIA, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 2, PAGE 11 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY, AND OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, IN SAID COUNTY AND STATE, DESCRIBED AS A WHOLE AND FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO S.H. OSBORNE, AND WIFE, DATED OCTOBER 23, 1946, AND RECORDED MARCH 13, 1947, IN BOOK 730, PAGES 87 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, BEING A POINT ON THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY, AS THE SAME EXISTED ON JANUARY 1, 1930, THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF SAID STATE HIGHWAY FOLLOWING THE CURVATURE THEREOF, TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE NORTHWESTERLY LINE OF SAID OSBORNE TRACT OF LAND AND DISTANT NORTHWESTERLY 16 FEET THEREFROM MEASURED AT RIGHT ANGLES THERETO, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID HIGHWAY, FOLLOWING THE CURVATURE THEREOF, 170 FEET TO A POINT, THENCE LEAVING SAID HIGHWAY LINE, SOUTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID OSBORNE TRACT OF LAND TO INTERSECT THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, THENCE SOUTHEASTERLY ALONG SAID LINE OF SAID RAILROAD TO ITS INTERSECTION WITH SAID LINE DRAWN PARALLEL WITH AND DISTANT NORTHWESTERLY 16 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF SAID OSBORNE TRACT OF LAND, THENCE NORTHEASTERLY PARALLEL TO SAID NORTHWESTERLY LINE OF SAID OSBORNE TRACT OF LAND TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST NORTHERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO E.T. AUGER, RECORDED IN BOOK 665, PAGE 237 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID CORNER BEING MARKED BY A 6" X 6" CONCRETE MONUMENT ON THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY AT ENGINEERS STATION 281+06, AND MORE FULLY SHOWN IN BOOK 20, PAGE 135 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT ON SAID LINE OF SAID HIGHWAY HAVING A RADIUS OF 2040 FEET AND A DELTA OF 10°15'53" THE LONG CHORD OF WHICH BEARS SOUTH 61°51'26" EAST 365.47 FEET TO A SPIKE AND TAG SET IN ASPHALT PAVEMENT, AND THE TRUE POINT OF BEGINNING AT THE LAND HEREIN DESCRIBED, THENCE SOUTH 13°52' WEST, AT 10.12 FEET A 3/4 INCH SURVEY PIPE, 110.4 FEET TO A 3/4 INCH SURVEY PIPE SET IN THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, THENCE WESTERLY ALONG SAID LAST MENTIONED LINE 13.35 FEET, MORE OR LESS TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MARY STURTEVANT, AND OTHERS RECORDED MARCH 7, 1952, AS INSTRUMENT No. 3398, IN BOOK 1055, PAGE 29 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THENCE NORTH 20°24'EAST ALONG THE WESTERLY LINE OF SAID LAND OF STURTEVANT, 111.96 FEET TO A SPIKE AND TAG SET AT THE NORTHWEST CORNER THEREOF, SAID CORNER BEING A POINT IN A CURVE IN THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2040 FEET, A DELTA OF 00°01'01" A DISTANCE OF 0.60 FEET TO TRUE POINT OF BEGINNING.

JENSEN DESIGN & SURVEY, INC.
www.jdscivil.com
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

SCALE: 1"=10'	J.N.: DMH01.6322.001
DATE: 7/3/2021	DWG. NAME: 6322 Topo Exhibit – 10 scale 24x36.dwg

TOPOGRAPHIC EXHIBIT
FOR
DMHA ARCHITECTURE

3823 Santa Claus Lane
Carpinteria, Ca 93013

COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

SHEET 1 OF 1

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THE ROOTS CARPINTERIA

3823 SANTA CLAUS LANE
CARPINTERIA, CA, 93013

LEGEND

SD	STORM DRAINAGE
W	WATER SERVICE
G	GAS
S	SANITARY SEWER
E	POWER ELECTRICAL
	DITCH / FLOWLINE
	GRADING LIMIT
	GRADE SLOPE
	PROPERTY LINE
	CENTERLINE
	SAWCUT

VICINITY MAP

SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY JENSEN DESIGN & SURVEY, INC. DATED 07/03/2021.

BOUNDARY DATA: THE RECORD OF SURVEY MAP (BOOK 148, PAGE 12) WAS MINIMALLY CONSTRAINED (BEST-FIT) TO FOUND SURVEY MONUMENTS - RESULTING IN A CLOCKWISE ROTATION OF 0°49'17".

BASIS OF BEARINGS: GRID - BASED ON CCS83 PROJECTION

BENCHMARK: FINISHED SURFACE OF NORTHERNMOST CORNER OF CONCRETE PAD LOCATED SOUTH OF WESTERN BUILDING, ELEV. = 11.46', NAVD88.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

UTILITY PURVEYORS

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON http://www.sce.com/ 1-800-655-4555
WATER:	CARPINTERIA VALLEY WATER DISTRICT 1301 SANTA YNEZ AVE CARPINTERIA, CA 93013 (805) 684-2816
SEWER:	CARPINTERIA SANITARY DISTRICT 5300 6th StREET CARPINTERIA, CA 93013 (805) 684-7214
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C MONTEREY PARK, CA 91756 (800)-427-2200
CABLE TV:	COX COMMUNICATIONS 3303 STATE STREET SANTA BARBARA, CA (805) 681-5600
TELEPHONE:	FRONTIER COMMUNICATIONS 805-964-8303

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P/L	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

PROJECT INFORMATION

CLIENT:	PAT & MARIE RADIS PO BOX 1358 SUMMERLAND, CA 93037
ARCHITECT:	ED DEVICENTE DMHA ARCHITECTURE 1 N CALLE CEASAR CHAVEZ, SUITE 102 SANTA BARBRA, CA 93103
SURVEYOR:	JENSEN DESIGN & SURVEY, INC. 1672 DOLON STREET VENTURA, CA 93003
APN:	005-450-012
SITE AREA:	0.38 AC
AREA DISTURBED:	0.02 AC

GRADING INFORMATION*

CUT QUANTITY:	8 CUBIC YARDS
FILL QUANTITY:	0 CUBIC YARDS
NET QUANTITY:	8 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIG ALERT

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-422-4133)
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING, ETC., CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY ID NUMBER. BECAUSE NO EARTH WORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

SHEET INDEX

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-2.1	GRADING PLAN
C-5.1	EROSION CONTROL PLAN

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-0996
www.ashleyvance.com
CIVIL • STRUCTURAL

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GONZALEZ 74390 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET NOT FOR CONSTRUCTION

THE ROOTS CARPINTERIA
3823 SANTA CLAUS LANE
CARPINTERIA, CA, 93013

Revisions:
1 .
2 .
3 .
4 .
5 .

Project Engineer: BRJ	Ext: 121
Project Manager: JJG	
Date: 02.23.2021	Scale: PER PLAN
AV Job No: 21939	Sheet Size: 24" x 36"

TITLE SHEET

C-0.1

S:\All Jobs\2021 all jobs\21939 - the roots (cmf) - dmha\02_working drawings\construction\02_ONSITE\TITLE SHEET.dwg, C-0.1, Feb 23, 2022 11:08am, Lisa Ho

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COUNTY OF SANTA BARBARA AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
2. IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. STORMWATER POLLUTION PREVENTION REQUIREMENTS PER COUNTY OF SANTA BARBARA AND SWRCB.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.
6. UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED.
   A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.
   B. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.
   C. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.
7. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF CAL-OSHA AND OSHA.
8. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
9. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
10. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.
11. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OFTEN AND AT THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING, DURING THE COURSE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
12. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF CAL-OSHA AND OSHA.
13. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS."
    WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.
15. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
17. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

GENERAL GRADING NOTES:

1. GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK, FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN.
2. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION.
3. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
4. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.
5. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.
6. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.
7. CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE:
   - ARCHITECT'S PLANS FOR ADDITIONAL GRADING DETAILS IN BUILDING AREAS.
   - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS.
   - PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS.
8. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / FLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS.
9. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.
10. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER, DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.
11. QUALITY REVIEW AND REPORTING REQUIREMENTS.
   A. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE.
      REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS:
      - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION
      - A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION
      - CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS.

TRENCHING AND BACKFILL NOTES:

1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL.
2. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
4. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
5. BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557. LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER.
6. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.
7. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.
8. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S). THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE.

DEMOLITION NOTES:

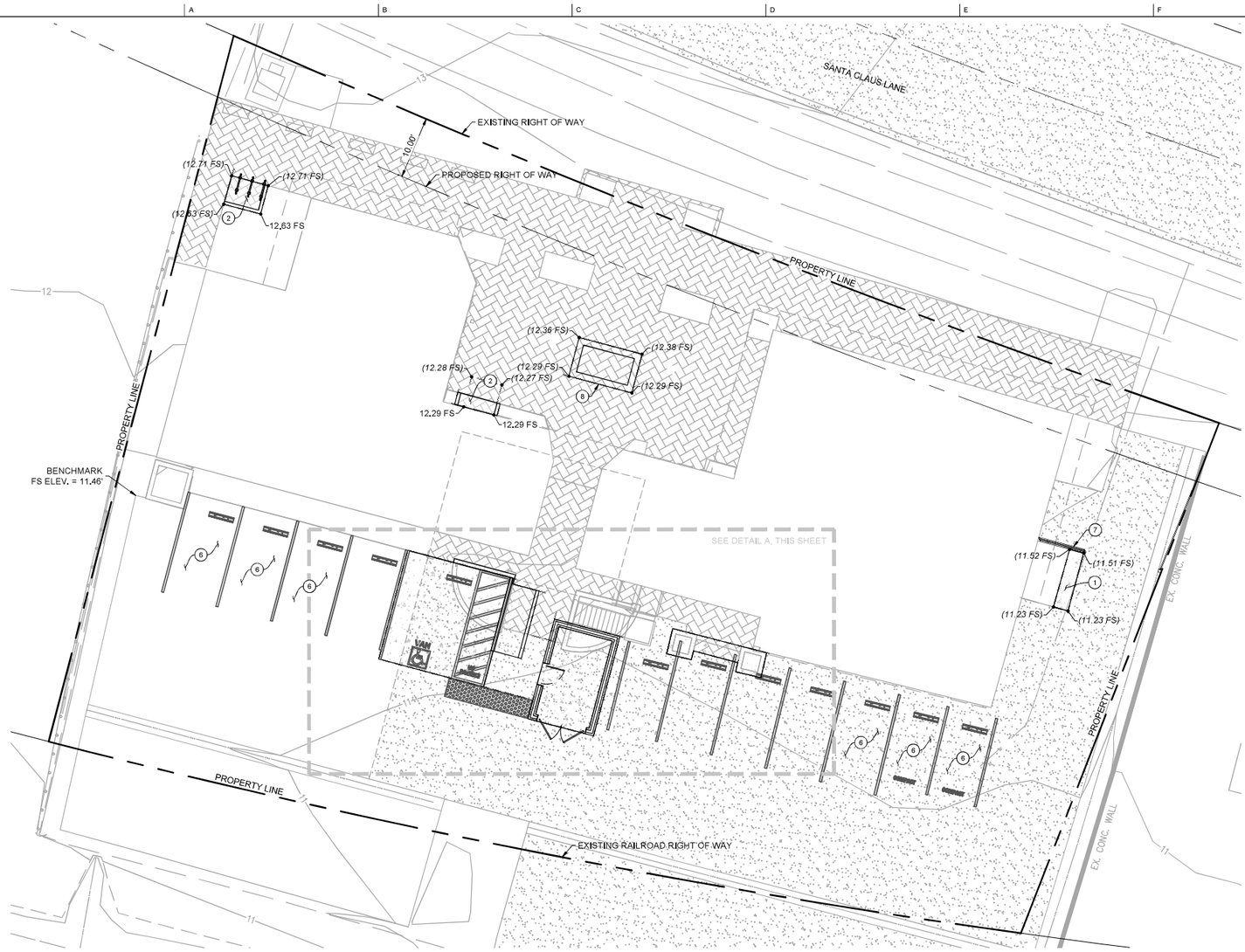
1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POTHOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING. AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC, SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

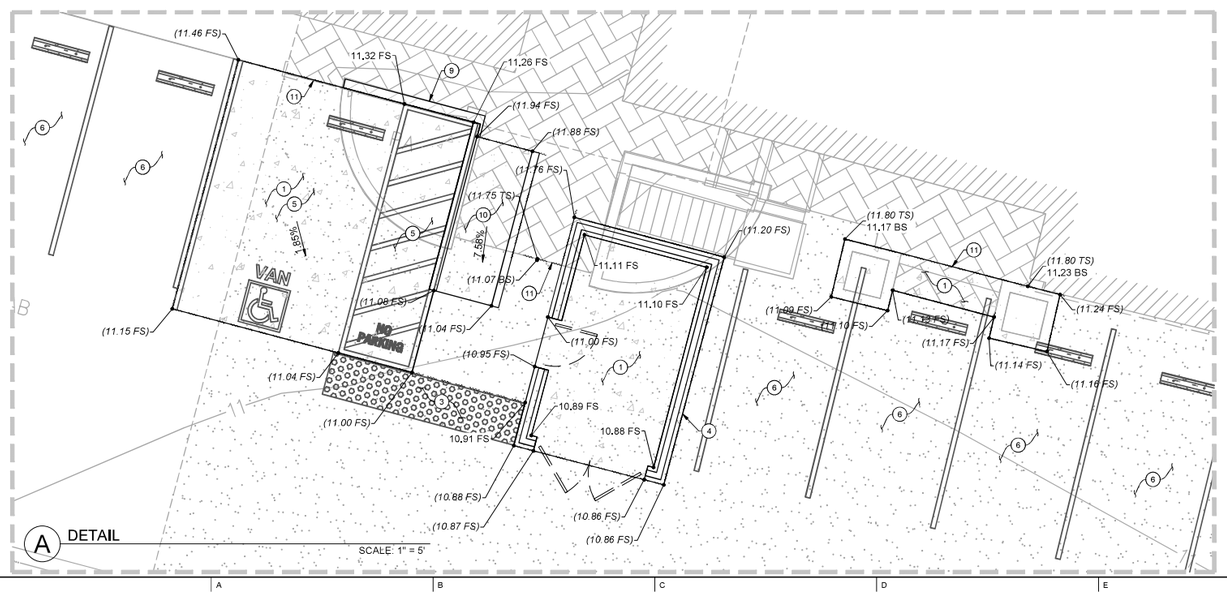
CONCRETE PAVEMENT AND APPURTENANT CONCRETE NOTES:

1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, PRIVATE ROADWAY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), CURRENT EDITION PER LOCATION.
2. COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
3. CONCRETE FOR DRIVEWAYS, DRAINAGE STRUCTURES, AND PAVEMENT SHALL BE CLASS 560-A-3250.
4. WHERE GUTTER GRADIENT IS LESS THAN 1.0%, FORM ELEVATIONS SHALL BE CONFIRMED BY LICENSED LAND SURVEYOR PRIOR TO POURING CONCRETE.
5. REINFORCED STEEL SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A 615. STEEL BENDING PROCESS SHALL CONFORM TO THE REQUIREMENTS OF MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE. BENDING OR STRAIGHTENING SHALL BE ACCOMPLISHED SO THAT THE STEEL WILL NOT BE DAMAGED. KINKED BARS SHALL NOT BE USED.
6. JOINTS IN CONCRETE PAVEMENT
   A. WEAKENED PLANE CRACK CONTROL (CONTRACTION) JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10-FEET EACH WAY (LONGITUDINAL AND TRANSVERSE) AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR IN THE FIELD. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. DEPTH OF JOINTS SHALL BE 1/4 SLAB THICKNESS + 1/2-INCH (I.E., 2-INCHES FOR 6-INCH SLAB). JOINTS SHALL BE CONSTRUCTED BY SAWCUTTING GROOVES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT RAVELING (USUALLY 4 TO 24 HOURS AFTER PLACEMENT). JOINTS SHALL BE FILLED WITH JOINT SEALANT (SIKAFLEX-2CNS OR EQUIVALENT, COLOR LIMESTONE GRAY) AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUND, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. DOWEL DIAMETER SHALL BE 1/8 SLAB THICKNESS (I.E., 1" FOR 8" SLAB, 3/4" FOR 6" SLAB). ONE-HALF (ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE INSTALLED AT 12 INCHES ON CENTER HORIZONTALLY, CENTERED IN THE SLAB VERTICALLY, AND A MINIMUM OF 3 INCHES CLEAR OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS, ALONG CURVES. TRANSVERSE JOINTS SHALL BE RADIAL.
   B. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. JOINTS SHALL BE CONSTRUCTED 1/2-INCH WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FROM BOTTOM OF SLAB TO WITHIN 1" OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN ¼" OF CONCRETE SURFACE AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUND, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. DOWEL DIAMETER SHALL BE 1/8 SLAB THICKNESS (I.E., 1" FOR 8" SLAB, 3/4" FOR 6" SLAB). ONE-HALF (ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE INSTALLED AT 12 INCHES ON CENTER HORIZONTALLY, CENTERED IN THE SLAB VERTICALLY, AND A MINIMUM OF 3 INCHES CLEAR OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND WALK RETURNS, JOINTS SHALL BE RADIAL.
13. JOINTS IN CURBS, GUTTERS AND WALKS
   A. TRANSVERSE WEAKENED PLANE CRACK CONTROL JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10-FEET, DIRECTLY ABOVE DRAIN PIPES THAT OUTLET THROUGH CURB AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.3 PARAGRAPH B OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND WALK RETURNS, JOINTS SHALL BE RADIAL.
   B. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT BCR, ECR, AND AT REGULAR INTERVALS NOT EXCEEDING 30-FEET, ALONG EDGES OF DRIVEWAYS, WHEELCHAIR RAMPS, AND FIXED OBJECTS AND STRUCTURES (FIRE HYDRANT, LIGHT STANDARD, UTILITY POLE, DRAIN INLET, MANHOLE OR VALVE COVER, SCREEN/RETAINING WALL, BUILDING WALL, ETC.); AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. EXPANSION JOINTS SHALL NOT BE CONSTRUCTED IN CROSS OR VALLEY GUTTER WHICH IS SEPARATE FROM CURB. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. JOINTS SHALL BE CONSTRUCTED 3/8-INCH WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FORM BOTTOM OF SLAB TO WITHIN 1-INCH OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN 1/4-INCH OF CONCRETE SURFACE AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS POSSIBLE. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. LONGITUDINAL REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG #5 SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. ONE-HALF (ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE CENTERED VERTICALLY IN THE CONCRETE AND A MINIMUM OF 3 INCHES CLEAR HORIZONTALLY OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND THROUGH WALK RETURNS, JOINTS SHALL BE RADIAL.
14. APPLY BROOM FINISH TO ALL FLATWORK SURFACES IN CONFORMANCE WITH ACI 301. PROVIDE FINE OR MEDIUM-COARSE TEXTURE AND COARSENESS.
15. ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO FINISH GRADE.
16. AFTER CONSTRUCTION OF CONCRETE PAVEMENT AND APPURTENANT CONCRETE FEATURES, A FLOOD TEST SHALL BE CONDUCTED TO REVIEW SURFACE DRAINAGE, AS FOLLOWS:
   A. WATER SHALL BE SUPPLIED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND COVER ALL PAVEMENT AND CONCRETE GUTTER AREAS; THE OUTLINE LIMITS OF RESIDUAL STANDING/PONDED WATER SHALL THEN BE MARKED
   B. CONCRETE IMPROVEMENTS SHALL BE REMOVED AND REPLACED, AT NO ADDITIONAL COST TO THE OWNER, AS NECESSARY TO PROVIDE POSITIVE SURFACE DRAINAGE AND TO PREVENT PONDING OF WATER ON PAVEMENT SURFACES AND IN GUTTERS
   C. ADDITIONAL FLOOD TESTING SHALL BE CONDUCTED TO CONFIRM SUCCESS OF CORRECTIVE MEASURES.
   D. WHERE SAWCUT LINE IS CONSTRUCTED ALONG CONFORM LINE WITH EXISTING A.C. PAVEMENT, IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF THE PAVEMENT ALONG AND BEHIND THE SAWCUT LINE DURING CONSTRUCTION; IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM LINE.

SANTA BARBARA COUNTY BUILDING & SAFETY DIVISION GRADING NOTES:

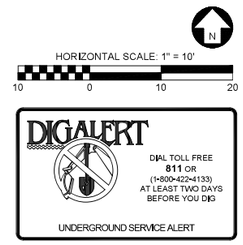
1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO. THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEER





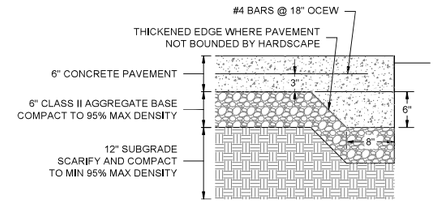
A DETAIL

SCALE: 1" = 5'



SITE CONSTRUCTION NOTES:

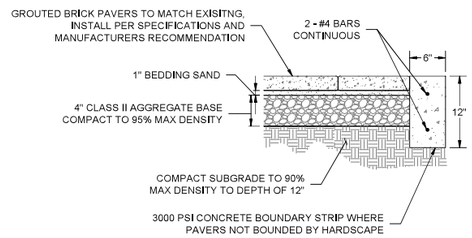
1. CONSTRUCT CONCRETE DRIVEWAY SECTION PER DETAIL 1, THIS SHEET.
2. CONSTRUCT PAVER WALKWAY SECTION PER DETAIL 2, THIS SHEET.
3. CONSTRUCT DETECTABLE WARNING PANEL BY OTHERS.
4. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
5. CONSTRUCT ACCESSIBLE PARKING SIGNAGE AND STRIPING BY OTHERS.
6. CONSTRUCT PARKING WHEELSTOP AND STRIPING BY OTHERS.
7. REMOVE EXISTING METAL GATE AND REINSTALL IN NEW LOCATION BY OTHERS.
8. CONSTRUCT 0-INCH CONCRETE CURB PER DETAIL 3, THIS SHEET.
9. CONSTRUCT BRICK WALK AND STEP TO MATCH EXISTING BY OTHERS.
10. CONSTRUCT CONCRETE ACCESS RAMP PER DETAIL 4, THIS SHEET.
11. MAINTAIN EXISTING BRICK STEP.



ACTUAL THICKNESS OF CONCRETE AND AGGREGATE BASE SHALL BE DETERMINED DURING CONSTRUCTION BY THE GEOTECHNICAL ENGINEER.

1 TYPICAL CONCRETE DRIVEWAY SECTION

NTS



2 TYPICAL PAVER WALKWAY SECTION

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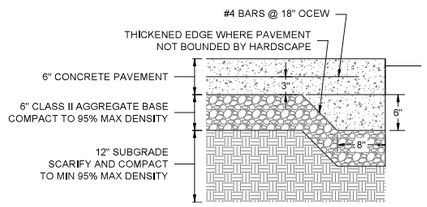
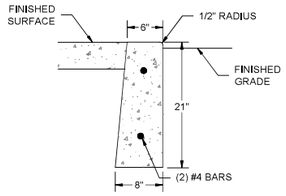


ACTUAL THICKNESS OF CONCRETE AND AGGREGATE BASE SHALL BE DETERMINED DURING CONSTRUCTION BY THE GEOTECHNICAL ENGINEER.

4 TYPICAL CONCRETE DRIVEWAY SECTION

NTS



3 CONCRETE FLUSH CURB DETAIL

NTS

Plan Prepared By:

Ashley&Vance ENGINEERING, INC.

210 East Cota Street
Santa Barbara, CA 93101
(805) 962-2996
www.ashleyvance.com

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GORMAN C 61791 Exp. 06/30/2021 CIVIL STATE OF CALIFORNIA

PLAN REVIEW SET NOT FOR CONSTRUCTION

THE ROOTS CARPINTERIA

3823 SANTA CLAUS LANE
CARPINTERIA, CA, 93013

Revisions:

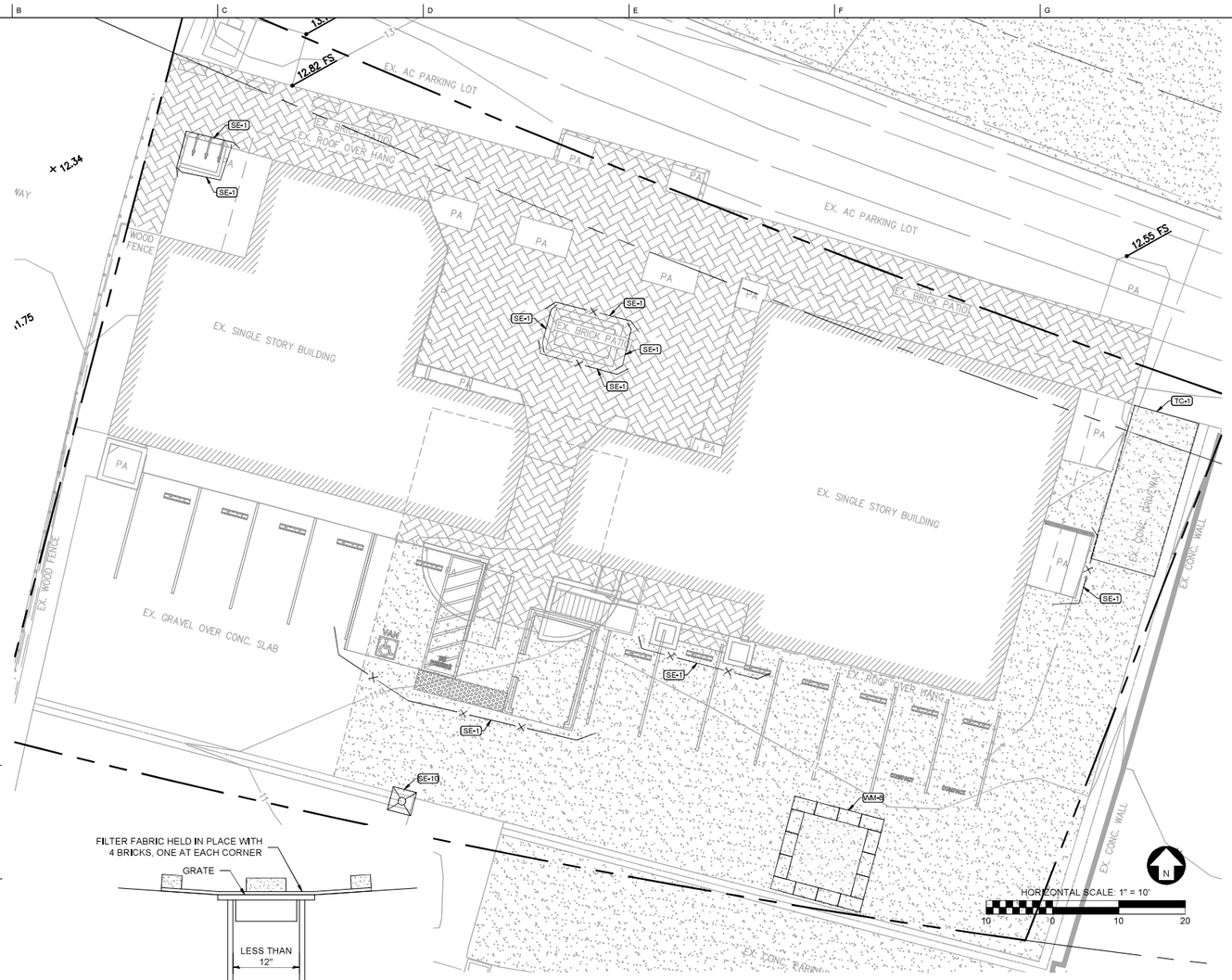
1	.
2	.
3	.
4	.
5	.

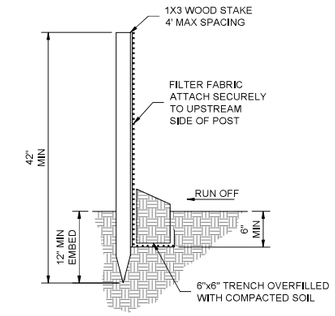
Project Engineer: BRJ	Ext: 121
Project Manager: JJG	
Date: 02.23.2021	Scale: PER PLAN
AV Job No: 21939	Sheet Size: 24" x 36"

GRADING AND DRAINAGE PLAN

C-2.1

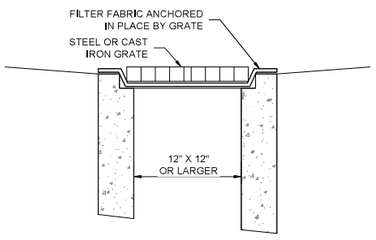
S:\All Jobs\2021 all jobs\21939 - the roots (civil) - dmha\02_working drawings\construction\02_ONSITE\GRADING SHEET.dwg, C-2.1, Feb 23, 2022 11:08am, Lisa Ho



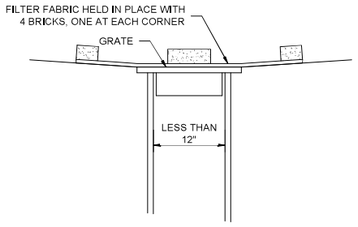


SE-1 SILT FENCE DETAIL

NTS



CONCRETE CATCH BASIN INLET

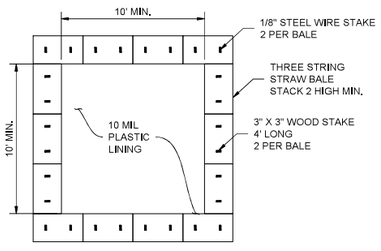


PIPE DRAIN INLET

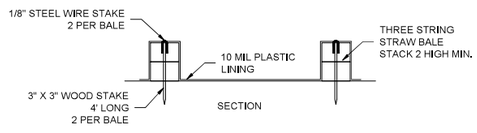
SILT TRAPS SHALL BE MAINTAINED AND CLEANED BY CONTRACTOR DURING RAINFALL AS NECESSARY TO MAINTAIN INFLOW TO BASIN

SE-10 INLET PROTECTION DETAIL

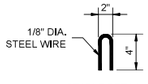
NTS



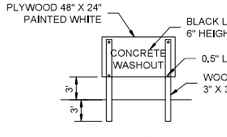
PLAN



SECTION



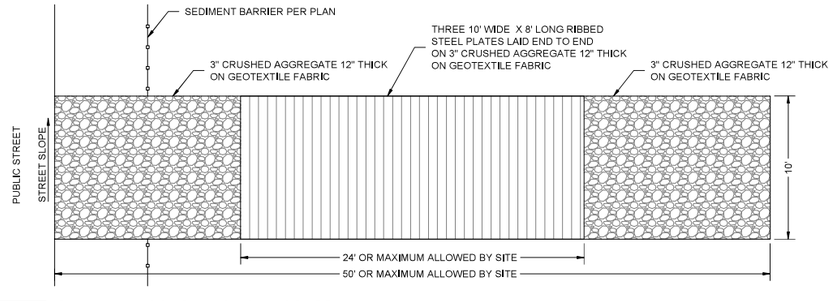
STAPLE DETAIL



SIGN DETAIL
SIGN SHALL BE INSTALLED WITHIN 30-FEET OF WASHOUT

WM-8 CONCRETE WASHOUT DETAIL

NTS



TC-1 STABILIZED CONSTRUCTION ACCESS DETAIL

NTS

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE AUTHORITY HAVING JURISDICTION OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THEIR DISCRETION OVER THE LIFE OF THE PROJECT TO PREVENT THE RUNOFF OF SEDIMENT AND POLLUTANTS FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE, ENGINEER OF WORK, INSPECTOR, QUALIFIED SWPPP PRACTITIONER (QSP) (IF A SWPPP IS IN PLACE FOR THE PROJECT), OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

BMP SELECTION & LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE JANUARY 2015 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION
- NS-3 PAVING AND GRINDING
- NS-6 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-3 STOCK PILE MANAGEMENT
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-8 CONCRETE WASTE (WASH OUT), SEE DETAIL WM-8, THIS SHEET
- WM-9 SEPTIC / SANITARY FACILITIES

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN AND ARE TO BE INSTALLED OR CONSTRUCTED PER DETAIL REFERENCES:

- SE-1 SILT FENCING, SEE DETAIL SE-1, THIS SHEET
- SE-7 STREET SWEEPING AND VACUUMING
- SE-10 STORM DRAIN INLET PROTECTION, SEE DETAIL SE-10, THIS SHEET
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL TC-1, THIS SHEET

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-2996
www.ashleyvance.com
CIVIL • STRUCTURAL

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GORMAN C 62991 Exp. 06/30/2021 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET NOT FOR CONSTRUCTION

THE ROOTS CARPINTERIA
3823 SANTA CLAUS LANE
CARPINTERIA, CA, 93013

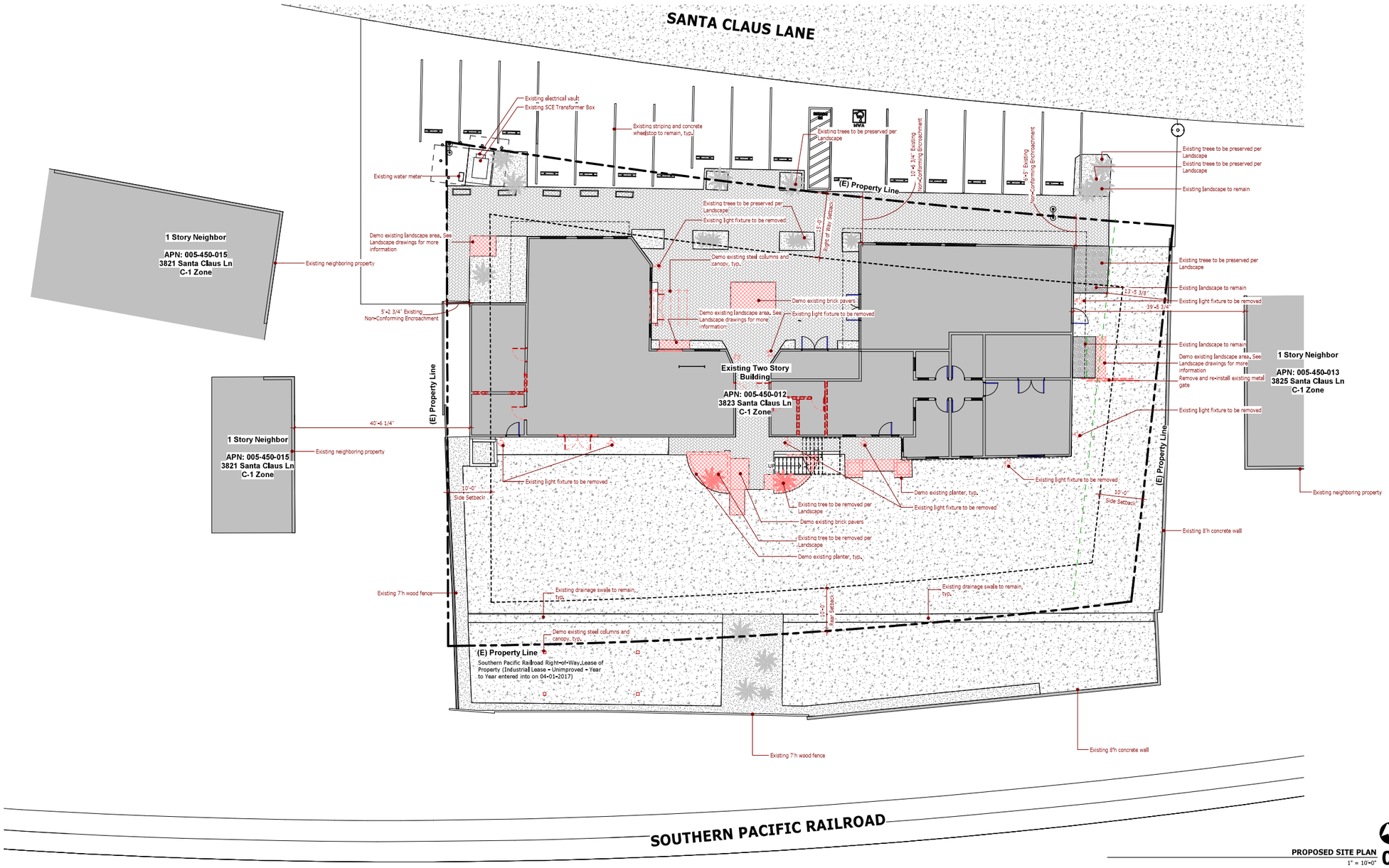
Revisions:
1 .
2 .
3 .
4 .
5 .

Project Engineer: BRJ	Ext: 121
Project Manager: JJG	
Date: 02.23.2021	Scale: PER PLAN
AV Job No: 21939	Sheet Size: 24" x 36"

EROSION CONTROL PLAN

C-5.1

S:\All Jobs\2021 all jobs\21939 - the roots (cott) - dmha\02_working drawings\construction\02_ONSITE\EROSION SHEET.dwg, C-5.1, Feb 23, 2022 11:09am, Lisa Ho



PROPOSED SITE PLAN 01
1" = 10'-0"

LEGEND

- Existing to Remain
- Existing to be Demolished
- New Construction
- 1 Hour Rated Partition
- Accessible P.O.T.

See G002 for Symbols & Abbreviations
See G701 for Typical Sign Types

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Planning & Development Submittal	07/31/2021
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

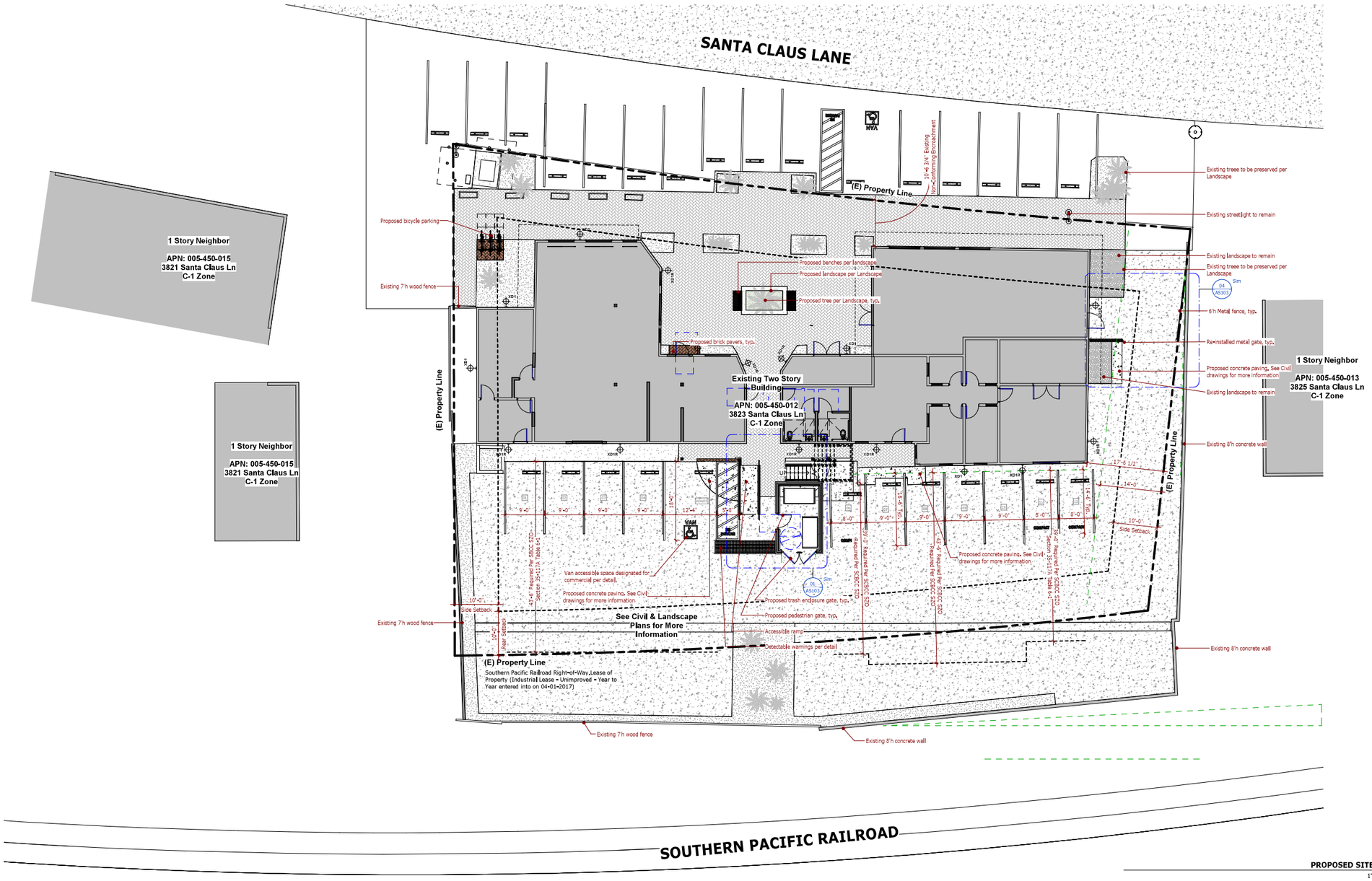
AS101

EXISTING/DEMO SITE PLAN

SCALE = 1"=10'

0 10' 20' 40'

2/9/2022 3:15:19 PM Z:\Shared\DMHA\Work Projects\21C106 - 3823 Santa Claus Lane -Roots\1) Drawings and Presentations - Archives and Reference Files\21C106 - 3823 Santa Claus Lane -Roots.rvt



PROPOSED SITE PLAN 01
1" = 10'-0"

LEGEND

- Existing to Remain
- Existing to be Demolished
- New Construction
- 1 Hour Rated Partition
- Accessible P.O.T.

See G002 for Symbols & Abbreviations
See G701 for Typical Sign Types

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	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

AS102

PROPOSED SITE PLAN

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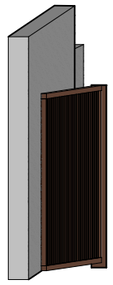
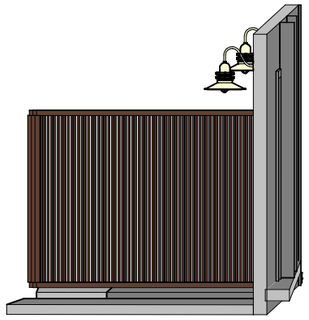
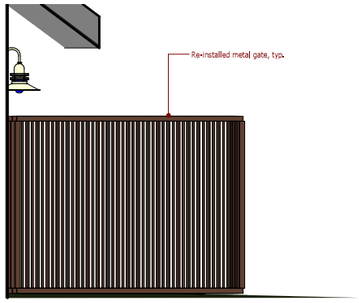
EXISTING GATE IMAGES 08
12" = 1'-0"

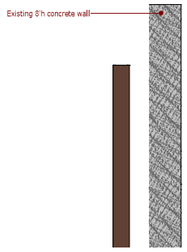
TRASH ENCLOSURE DESIGN IMAGES 07
NOT TO SCALE



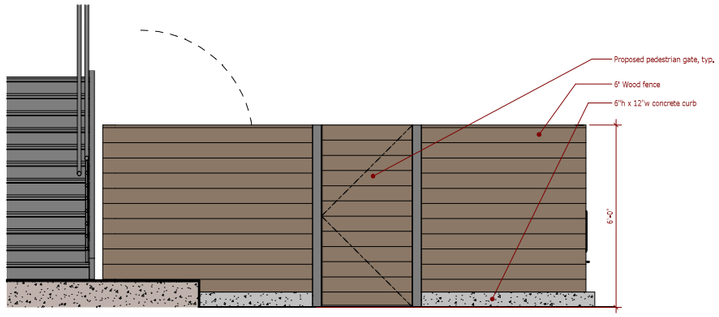


3D ENTRY GATE 06

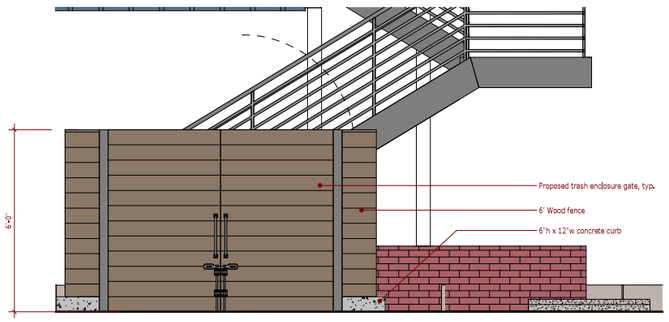




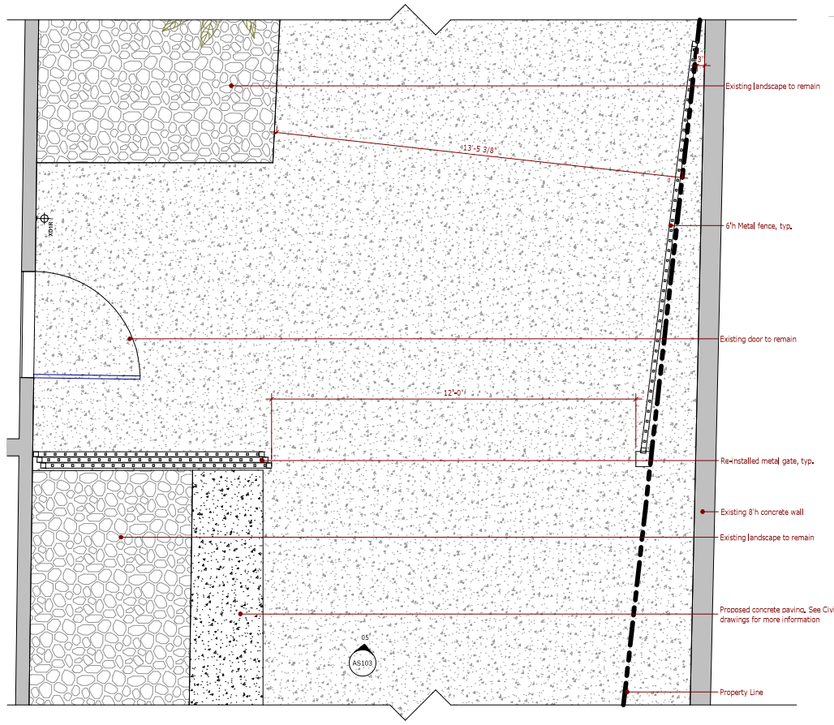
ENLARGED SOUTH ELEVATION - ENTRY GATE 05
1/2" = 1'-0"



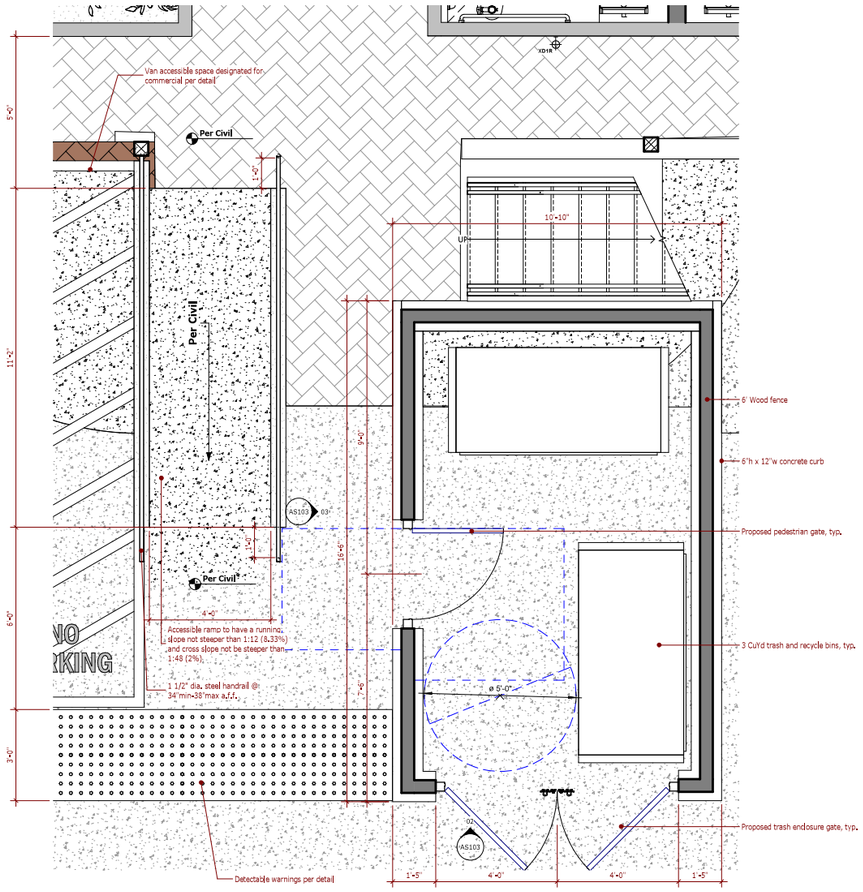
ENLARGED WEST ELEVATION - TRASH ENCLOSURE 03
1/2" = 1'-0"



ENLARGED SOUTH ELEVATION - TRASH ENCLOSURE 02
1/2" = 1'-0"



ENLARGED SITE PLAN - ENTRY GATE 04
1/2" = 1'-0"



PROPOSED FLOOR PLAN 01
1/2" = 1'-0"

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

AS103

ENLARGED SITE PLAN & ELEVATIONS

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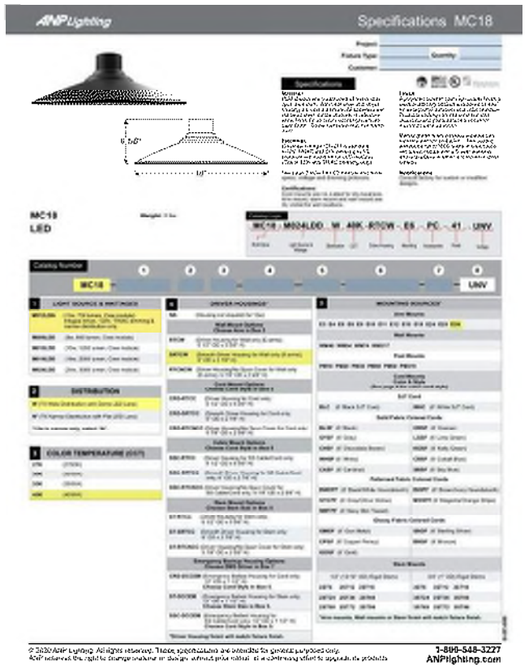
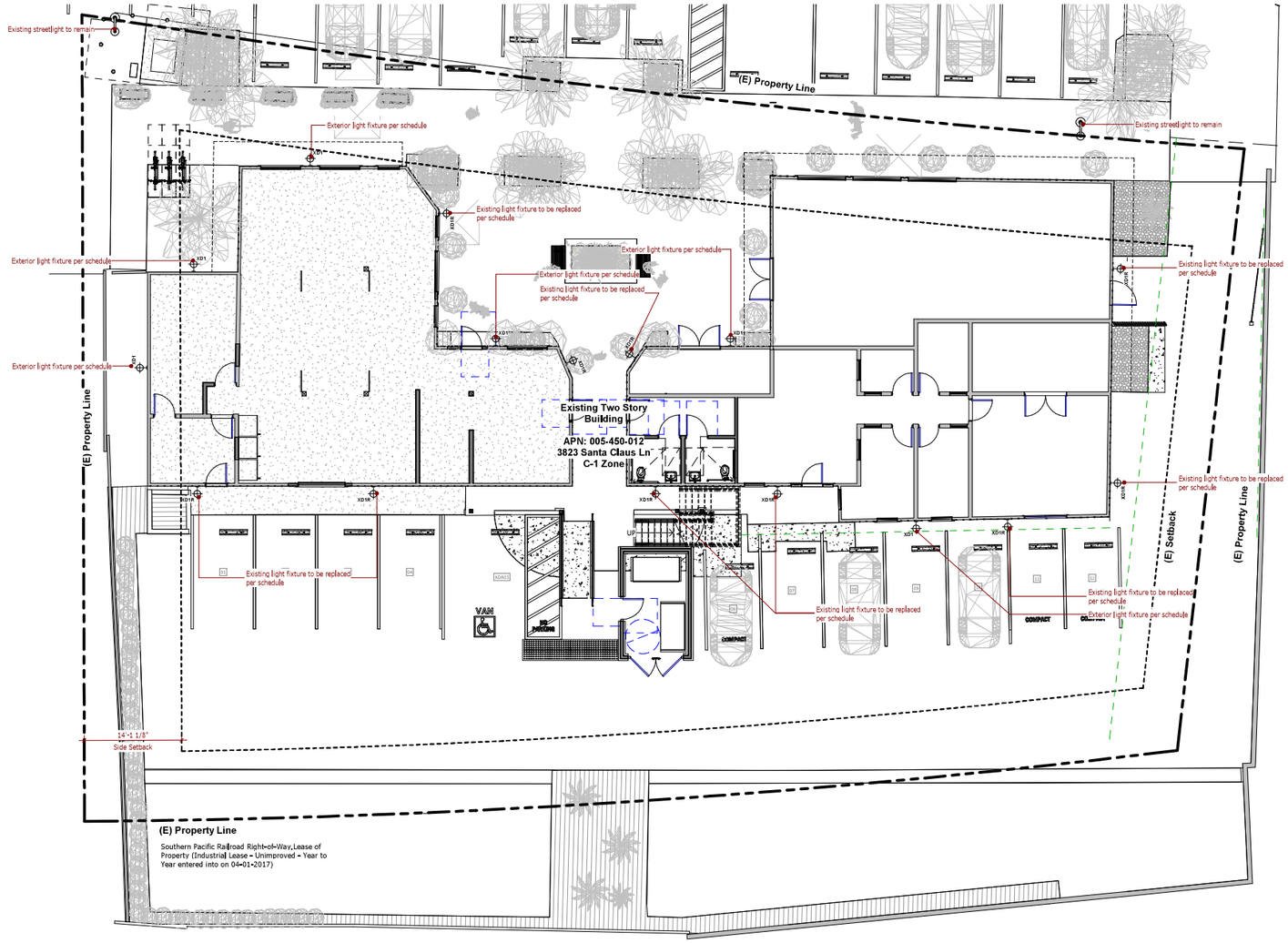


Lighting Schedule

Type Mark	Description
XD1	ANP Lighting LED Wall Mounted Luminaire Downlight Model # ORB16 LED
XD1R	ANP Lighting LED Wall Mounted Luminaire Downlight Model # ORB16 LED

GENERAL NOTES:

1. All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential, or toward any environmentally sensitive habitat area. No lighting shall be so designed as to interfere with vehicular traffic at any portion of a streeT



PROPOSED SITE LIGHTING PLAN 01
1/8" = 1'-0"

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	02/28/2022
	SBAR Submittal	02/10/2022

AS104

PROPOSED LIGHTING PLAN

SCALE = 1/8"=1'-0"

0 8' 16' 32'

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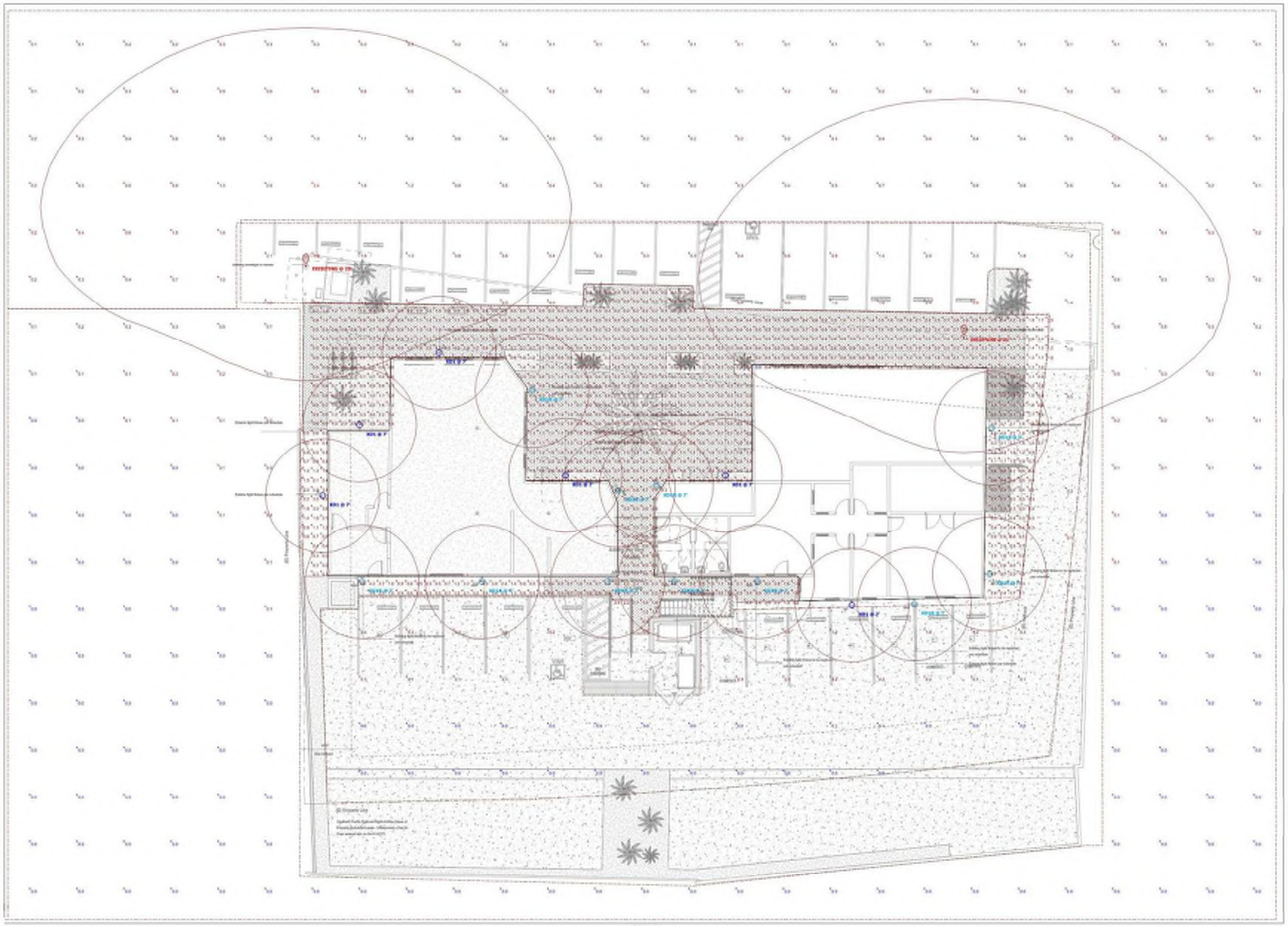
LED LUMINAIRE SCHEDULE

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	LLF Total Factor	Wattage	Distribution	Notes
	XD1		8	AMP Lighting	ORBUS PR MEDALLOO W 40K SWITCH E27 (FINISH) UNV	LED WALL MOUNTED 16" DIA ALM SHADE ON 40K	4000K LED	672	0.92	17.3		
	XDGR		11	AMP Lighting	ORBUS PR MEDALLOO W 40K SWITCH E27 (FINISH) UNV	LED WALL MOUNTED 16" DIA ALM SHADE ON 40K	4000K LED	672	0.92	17.3		
	EXISITING		2	UNKNOWN	UNKNOWN	EXISITING POLE LUMINAIRE SPECIFICATION NOT PROVIDED. PHOTOMETRIC RAN WITH ARL_ATBM POS PAVILT R2 (MOUNTING) 3ft/POLE HEIGHT ASSUMED 25FT	UNKNOWN	8323	0.92	68	TYPE IV, SHORT, BUG RATING: B2 - U3 - G2	

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	0.5 fc	2.8 fc	0.0 fc	N/A	N/A
COURTYARD/PLAZA	+	1.2 fc	3.4 fc	0.0 fc	N/A	N/A
BETWEEN PROP	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.



Plan View
Scale - 1" = 10'

3823 SANTA CLAUS LANE - ROOTS

DESIGNER
LAUREN SHAW
DATE
1/5/2022
SCALE
1/8" = 1'-0"
FILE NAME:
SUMMARY

1 of 2

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3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	SBAR Submittal	02/10/2022

AS105

PHOTOMETRIC STUDY

SCALE = 1"=10'

0 10' 20' 40'

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Site Security - The Roots Carpinteria 3823 Santa Claus Lane, Isla Vista, CA 93013

SAPPHIRE
RISK ADVISORY GROUP

LEGEND/NOTES

FD-9360-H - POS Overhead Camera	
FD-9360-H - 2MP Indoor Fixed IP Camera	
FD-9380-H - 5MP Outdoor IP Camera	
CC8370-HV - 3MP 180-degree IP Camera	
FE9181-H - 5MP 360-degree IP Camera	
Video Surveillance Camera Monitor	
Video/Intercom System	

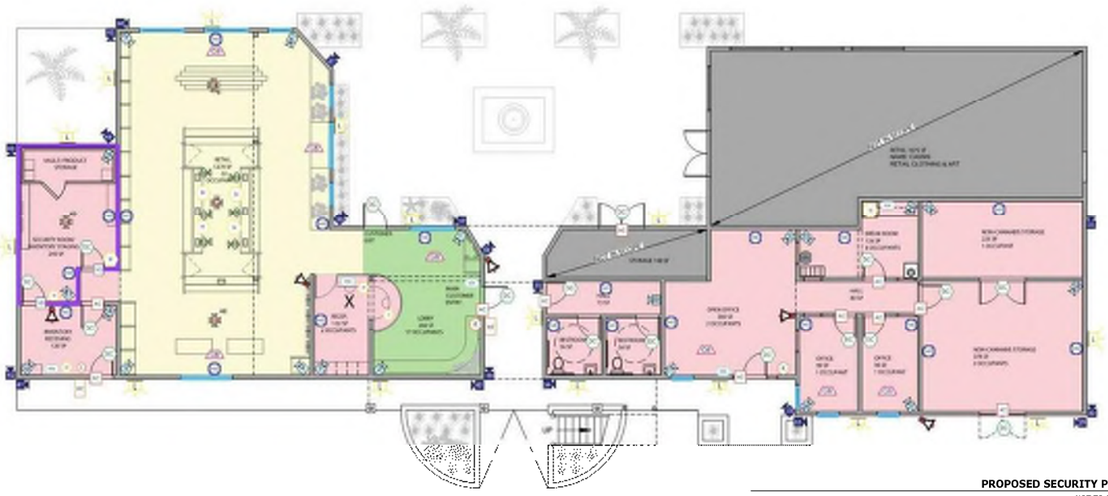
Alarm Arming Pad w/ Duress Alarm Code	
Alarm Magnetic Door Contacts	
360° Dual Tech Motion Sensor	
Door Buzzer for Remote Entry	
Hold-Up Alarm Button	
Audible Alarm System Siren	
Access Control Reader for Keycard	
Ballistic-Resistant Security Glass	

TL-30 Burglary-Resistant Safe	
NVR and System Equipment Rack	
Uninterruptible Power Supply	
Vault Wall and Panels	
Vault Door with Access Control	
Exterior Lighting - 3000 lumens	
X	Security Guard Post

LIMITED ACCESS

RETAIL ACCESS

UNRESTRICTED ACCESS



PROPOSED SECURITY PLAN 01
NOT TO SCALE

VIVOTEK

FD9380-H

Fixed Dome Network Camera

5MP • 5NV • WDR Pro • Smart IR • 30M IR • Smart Stream III • IP66

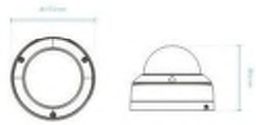
- H.265 Compression Technology
- 25 fps @ 2560x1920 (WDR Pro on)
- 5NV (Supreme Night Visibility) for Low Light Conditions
- WDR Pro for Unparalleled Visibility in Extremely Bright and Dark Environments
- Smart Stream III to Optimize Bandwidth Efficiency
- Built-in IR Illuminators, Effective up to 30 Meters
- Trend Micro IoT Security
- Weather proof IP66 rated and Vandal-proof IK10 rated Housing
- Built-in Micro SD/SDHC/SDXC Card Slot for On-board Storage

Technical Specifications

System Information	
Model	FD9380-H (U.Series) FD9380-H (V.Series)
CPU	Multimedia SoC (System on Chip)
Flash	128 MB
RAM	512 MB
Camera Features	
Image Sensor	1/2.7" Progressive CMOS
Max. Resolution	2560x1920 (5MP)
Lens Type	Fixed-focal
Focal Length	FD9380-H (U.Series): f = 2.8 mm FD9380-H (V.Series): f = 3.8 mm
Aperture	F2.0
Autoiris	Fixed Iris
Field of View	FD9380-H (U.Series): 102° (Horizontal) 78° (Vertical) 134° (Diagonal) FD9380-H (V.Series): 78° (Horizontal) 59° (Vertical) 101° (Diagonal)
Shutter Time	1/5 sec. to 1/32,000 sec.
WDR Technology	WDR Pro
Day/Night	Yes
Removable IR-cut Filter	Yes
IR Illuminators	Built-in IR Illuminators, effective up to 30 meters with Smart IR, IR LED's
Minimum Illumination	0.05 lux @ F2.0 (Color) 0.005 lux @ F2.0 (B/W) 0 lux with IR Illuminator on
Pan Range	355°
Tilt Range	75°
Rotation Range	355°
Pan/Tilt/Zoom Functionalities	ePTZ: 4X digital zoom (4x or 8 plays, 12x built-in)
Storage	Business Recording to Micro SD/SDHC/SDXC card and recording to network attached storage (NAS)
Video	
Video Compression	H.265, H.264, MJPEG
Maximum Frame Rate	25 fps @ 2560x1920
Maximum Streams	3 video streams (up to 6 configurable profiles)
S/N Ratio	FD9380-H (U.Series): 35 dB FD9380-H (V.Series): 37 dB
Dynamic Range	120 dB
Video Streaming	Adjustable resolution, quality and bit rate control, Smart Stream III
Image Settings	General settings: video title and time stamp overlay, video orientation (flip, mirror, rotation), day/night settings, illumination, illumination, anti-overexposure, image settings: white balance, image adjustment: brightness, sharpen, saturation, sharpness, gamma curve, defog, SDWR, Exposure: BLC, HLC, exposure control (adjust level, shutter time, gain control), AE speed adjustment, WDR, Privacy mask, Scheduled profile settings
Network	
Users	Live viewing for up to 10 clients
Security	Access list, digest authentication, HTTPS, IEEE 802.1x, password protection, signed Firmware, Trend Micro IoT Security (Zero Trend attack scan), cybersecurity scan, quarantine scan), user access log, user access management

Protocols	IGD, FTP, ARP, Bonjour, CIFS/SMB, DDNS, DHCP, DNS, FTP, HTTP, HTTPS, IGMP, IGMPv3, IPv4, IPv6, NTP, PPPoE, QoS (CoS/DSCP), RTSP/RTP/RTCP, SMTP, SNMP, SSL, TCP/IP, TLS 1.2, UDP, UPnP
Interface	10 Base-T/100 Base-TX Ethernet (RJ-45) It is highly recommended to use standard CAT5e & CAT6 cables which are compliant with the SPEED standard.
ONVIF	Profile S, G, T supported, specification available at www.onvif.org
Solution Integration	
Video Motion Detection	Five window video motion detection
VMSP Package	Milestone, Trend Micro IoT Security (Cyber Threat Defense), VIVOTEK
Alarm and Event	
Event Trigger	Camera tampering detection, cybersecurity events (Zero Trend attack event, cybersecurity event, quarantine event), manual trigger, motion detection, periodical trigger, recording notification, SD card life expectancy, system boot
Event Action	Event notification via email, HTTP, FTP, NAS server, SD card, push notification File upload via email, HTTP, FTP, NAS server, SD card
General	
Connectors	RJ-45 cable connector for 10/100Mbps Network/PoE connection
LED Indicator	System power and status indicator
Power Input	IEEE 802.3af PoE Class 3
Power Consumption	Max. 9.49 W/13.68 W (IR on/off)
Dimensions	Ø 167.2 x 99.8 mm
Weight	340 g
Certifications	CB, CE (EN 55032 Class B, EN 55024), FCC (FCC Part 15 Subpart B Class B), RCM (AS/NZS CISPR 32 Class B), VCCI (VCCI CISPR 32 Class B), BSMI (CNS 13438 Class B), CE (IEC/EN 62368-1, IEC/EN 60950-22, IEC/EN 62471), Environment: WEEE/RoHS/REACH, IP66 (IEC 60529), IK10 (IEC 62262)
Operating Temperature	Starting Temperature: -30°C ~ 60°C (-34°F ~ 140°F) Working Temperature: -30°C ~ 50°C (-22°F ~ 122°F)
Humidity	90%
Warranty	36 months
System Requirements	
Operating System	Microsoft Windows 10/8.1 Mac 10.10 (Chrome only)
Web Browser	Chrome 58.0 or above Internet Explorer 10.11
Other Players	VLC 3.1.11 or above
Included Accessories	
Others	Quick installation guide, alignment sticker, screw pack, cable gland

Dimensions



Compatible Accessories

VIVOTEK

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

AS106

PROPOSED SECURITY PLAN

SCALE = 1/8"=1'-0"

0 8' 16' 32'

2/9/2022 3:25:34 PM Z:\Shared\DMHA\DMHA Projects\21C106 - 3823 Santa Claus Lane - Roots\11 Drawings and Presentations - Archives and Reference Files\21C106 - 3823 Santa Claus Lane - Roots.rvt

SITE/ LAYOUT PLAN

SCALE: 1" = 10'-0"

The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect from any responsibility for the consequences of such discrepancies. Actions without the knowledge and consent of the landscape architect or in contradiction to the landscape architects work product or recommendations shall become the responsibility not of the landscape architect but of the parties responsible taken such action. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architects written consent.

REGISTERED LANDSCAPE ARCHITECT
SAM M. MAPITIS
No. 2703
Signature
Date
STATE OF CALIFORNIA

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LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
1224 E. CANON PERDIDO STREET, SANTA BARBARA, CALIFORNIA 93101
TEL: (805) 965-2006 ● ▲ ■ FAX: (805) 965-8335

SITE/
LAYOUT PLAN

S.C.L. PROJECT
3823 SANTA CLAUS LANE
CARPINTERIA, CA. 93013

Date	2/8/22
Scale	1/16"=1'-0"
Drawn	A. NUÑO
Job	S.C.L.
Print Date	
Sheet	L-1
Of	Sheets

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LANDSCAPE PLAN

SCALE: 1" = 10'-0"

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REVISIONS	BY

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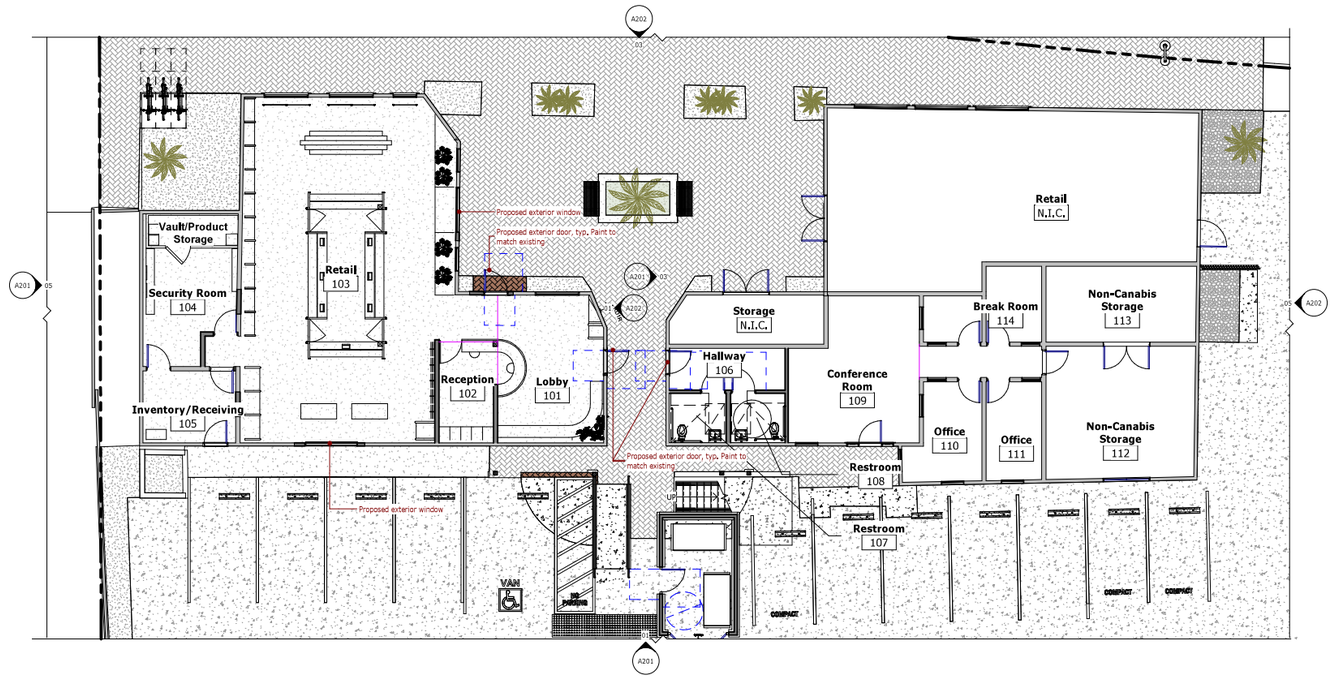
TEL: (805) 965-2006 ● ▲ ■ FAX: (805) 965-8335

LANDSCAPE PLAN

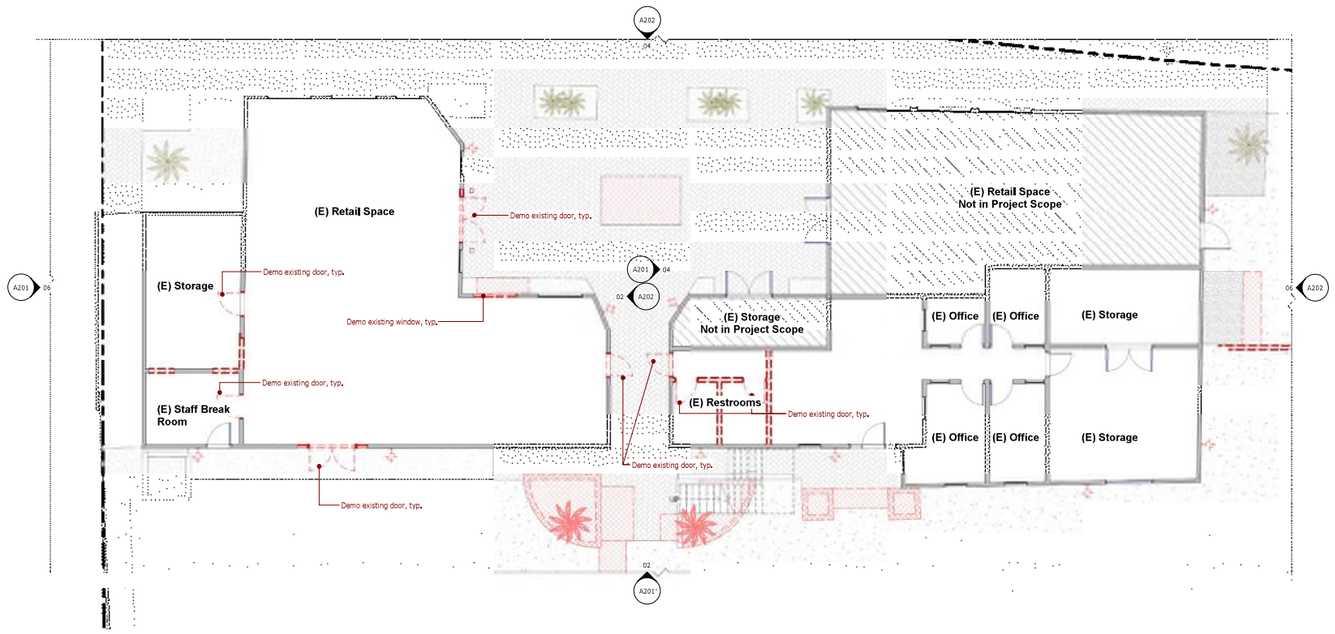
S.C.L. PROJECT
3823 SANTA CLAUS LANE
CARPINTERIA, CA. 93013

Date	2/9/22
Scale	1/16"=1'-0"
Drawn	A. NUÑO
Job	S.C.L.
Print Date	
Sheet	L-2
Of	Sheets

REGISTERED LANDSCAPE ARCHITECT
SAM W. MARTIN IV
No. 2708
Signature
Date
STATE OF CALIFORNIA



PROPOSED FLOOR PLAN 02
1/8" = 1'-0"



EXISTING/DEMO FLOOR PLAN 01
1/8" = 1'-0"

LEGEND

- Existing to Remain
- Existing to be Demolished
- New Construction
- 1 Hour Rated Partition
- Typical wall type (see A701)
- Area not in project scope

See G002 for Symbols & Abbreviations
See G701 for Typical Sign Types

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Planning & Development Submittal	07/31/2021
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

A101

EXISTING/DEMOLITION & PROPOSED FLOOR PLAN

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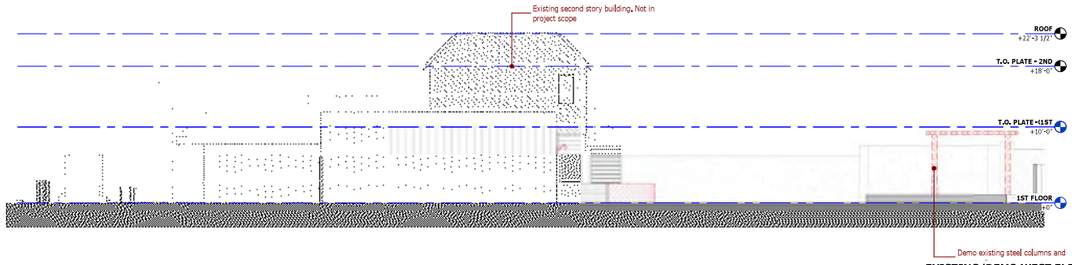
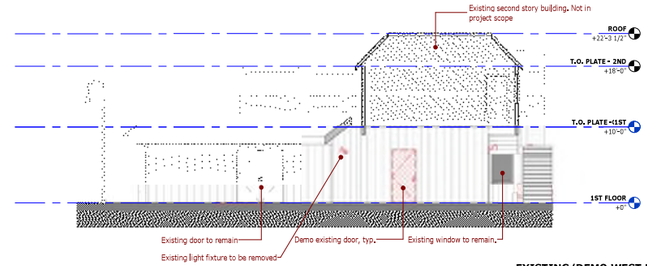
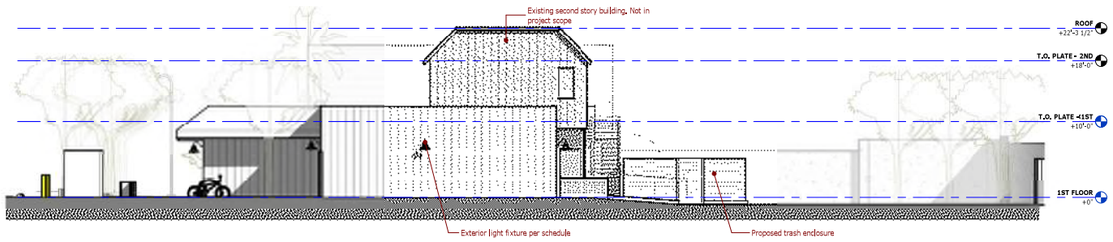


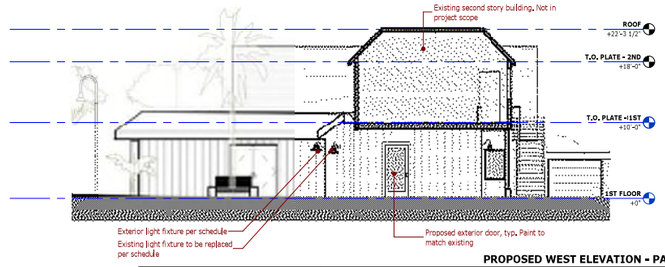
EXISTING/DEMO WEST ELEVATION 06
1/8" = 1'-0"



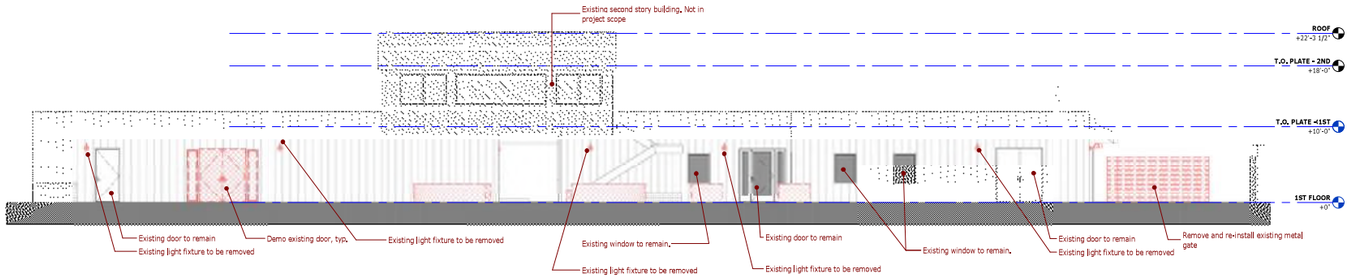
EXISTING/DEMO WEST ELEVATION 04
1/8" = 1'-0"



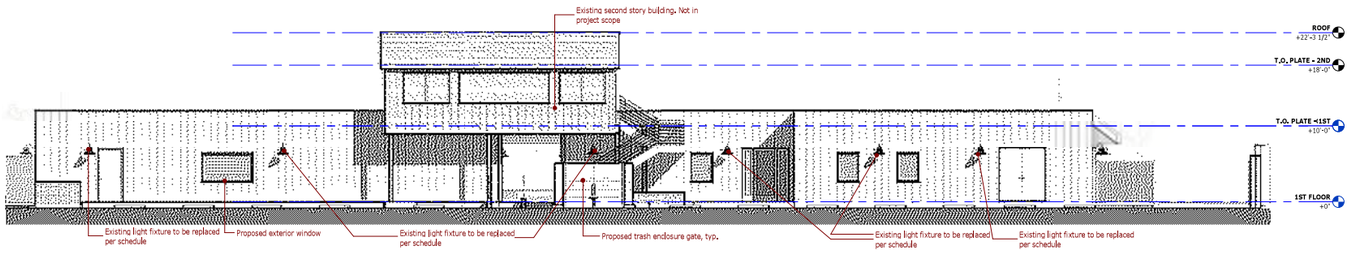
PROPOSED WEST ELEVATION 05
1/8" = 1'-0"



PROPOSED WEST ELEVATION - PARTIAL 03
1/8" = 1'-0"



EXISTING/DEMO SOUTH ELEVATION 02
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION 01
1/8" = 1'-0"

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3823 Santa Claus Lane - Roots

3823 Santa Claus Ln
Carpinteria, CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Planning & Development Submittal	07/31/2021
	SBAR Submittal	10/29/2021
	Planning & Development Re-submittal	11/22/2021
	SBAR Submittal	02/10/2022

A201

EXTERIOR ELEVATIONS

SCALE = 1/8"=1'-0"

0 8' 16' 32'

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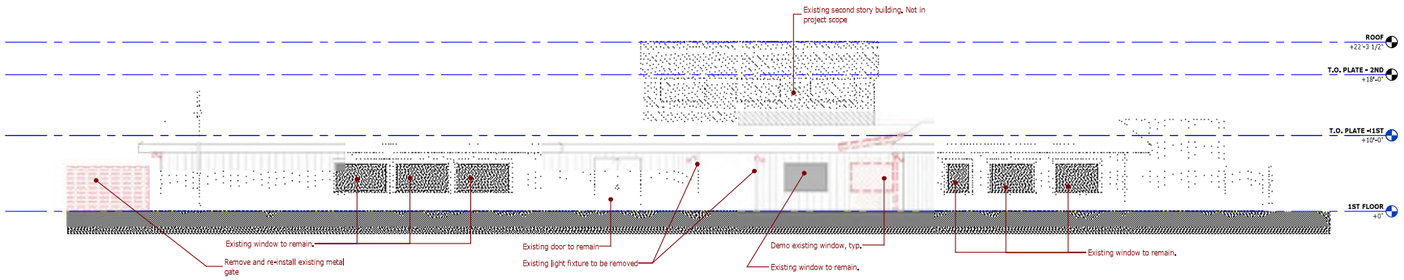
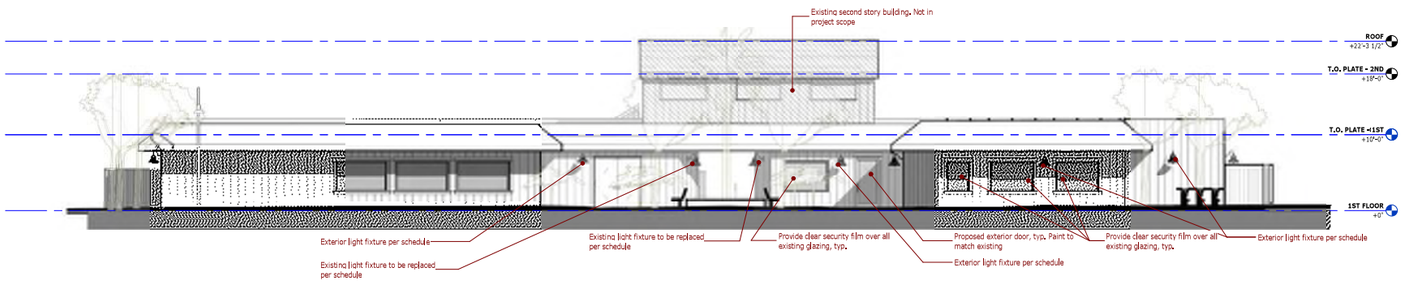
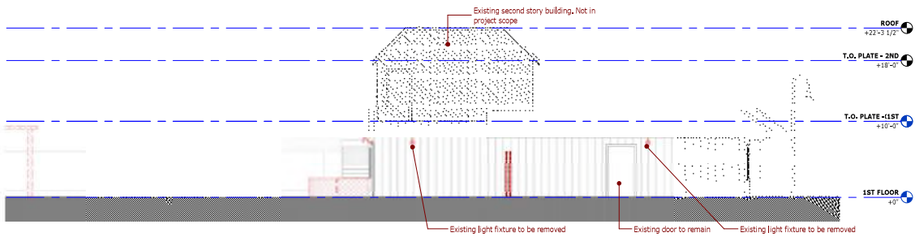


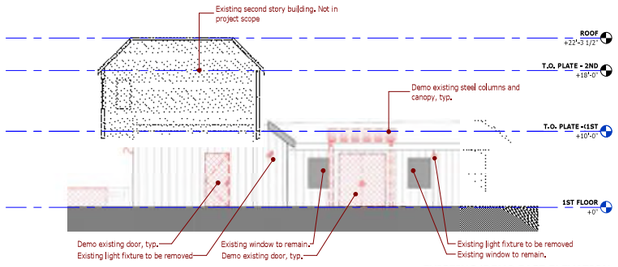
EXISTING/DEMO NORTH ELEVATION 04
1/8" = 1'-0"



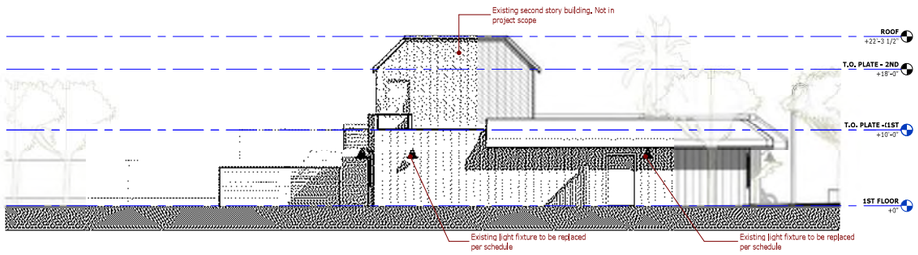
PROPOSED NORTH ELEVATION 03
1/8" = 1'-0"



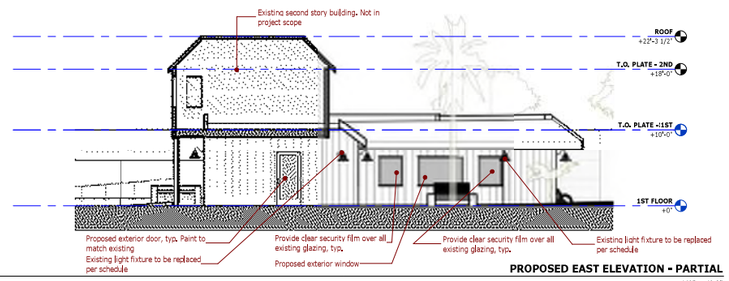
EXISTING/DEMO EAST ELEVATION 06
1/8" = 1'-0"



EXISTING/DEMO EAST ELEVATION - PARTIAL 02
1/8" = 1'-0"



PROPOSED EAST ELEVATION 05
1/8" = 1'-0"



PROPOSED EAST ELEVATION - PARTIAL 01
1/8" = 1'-0"

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	SBAR Submittal	02/10/2022

A202

EXTERIOR ELEVATIONS

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COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES
Meeting Date: February 18, 2022
9:00 A.M.

Chris Gilliland	**Chair**	**Valerie Froscher**	
Josh Blumer	**Vice-Chair**	**John Vrtiak**	
Alex Pujo	**Consent Reviewer**	**Robert Richards**	
Kalie Grubb	**Consent Reviewer**		
Alex Tuttle	**Supervising Planner**	**David Villalobos**	**SBAR Secretary**

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Chris Gilliland at 9:00 A.M.

COMMITTEE MEMBERS PRESENT:

Chris Gilliland	**Chair**	**(Left at 11:50 a.m.)**
Josh Blumer	**Vice Chair**	
Alex Pujo	**Consent Reviewer**	
Valerie Froscher		
Robert Richards		
John Vrtiak		
Kalie Grubb	**Consent Reviewer**	
Alex Tuttle	**SBAR Supervising Planner**	
David Villalobos	**SBAR Secretary**	

COMMITTEE MEMBERS ABSENT: None

NUMBER OF INTERESTED PERSONS: 38

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None

II. AGENDA STATUS REPORT

III. MINUTES of February 4, 2022: Pujo moved, seconded by member Grubb and carried by a vote of 7 to 0 to approve the minutes of February 4, 2022, as amended.

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Grubb will recuse from Items #2 and #9.

V. STAFF UPDATE: None

VI. CONSENT AGENDA:

C-1. 16BAR-00000-00081 Pini Residence Addition and Remodel Mission Canyon
16LUP-00000-00199 (Alex Tuttle, Planner atuttle@co.santa-barbara.ca.us) Jurisdiction: Mission

Request of Bryan Murphy, architect for the owner, Dario Pini, to consider Case No. 16BAR-00000-00081 for Final Approval on Consent of an enclosure of an as-built breezeway of

approximately 409 square feet. The following structures currently exist on the parcel: a residence of approximately 1,212 square feet, garage of approximately 447 square feet, breezeway and covered porch of approximately 208 square feet and guest room of approximately 154 square feet. The proposed project will not require grading. The property is a 9,250 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-172-035, located at 2700 Foothill Road in the Mission Canyon area, First Supervisorial District **(Continued from 6/09/16, 06/04/21, and 11/19/21)**.

PUBLIC COMMENT: None

SBAR COMMENTS:

a. None.

Pujo moved, seconded by Grub and carried by a vote of 7-0 to grant Final Approval to Case Number 16BAR-00000-00081.

C-2. 21BAR-00000-00072 Powers Additions Eastern Goleta

21LUP-00000-00174 (Kathleen Volpi, Planner volpik@countyofsb.org)

Request of David Watkins, agent for Scott Powers to consider Case No. 21BAR-00000-00072 for Final Approval on Consent to allow for an interior remodel of the existing 71 square foot storage area, the conversion of 358 square feet of the existing garage to a new family room, construction of a new entry, laundry area, and family room additions totaling 185 square feet, a new 377 square foot attached two-car garage and 38 square foot storage room,a new unpaved driveway and new landscaping. No grading is proposed. One Aspen tree and three fruit trees are proposed for removal. The parcel is served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access is provided off of Vineyard Road. The property is a 0.29-acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-580-016, located at 5415 Vineyard Road in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. **(Continued from 6-4-21 and 1/7/22)**

PUBLIC COMMENT: None.

SBAR COMMENTS:

a. Arch top of living room window on north elevation to be no less than 14 inches from the bottom of tongue and groove roof rake.
b. Applicant has responded well to prior comments.

Pujo moved, seconded by Grub and carried by a vote of 7-0 to grant Final Approval to Case Number 21BAR-00000-00072, with comment noted above.

C-3. 20BAR-00000-00106 Khodabandehlou Garage Toro Canyon

20CDP-00000-00040 (Cassidy Walsh, Planner walshc@countyofsb.org) Rural

The following is the request of Mehdi Hadigh, architect for Mr. Kourosh Khodabandehlou to consider Case No. 20BAR-00000-00106 for Preliminary and Final Approval on Consent of a new 400 square foot detached garage. The following currently exist on the parcel: 3,009 square foot residence with 2-car garage. The proposed project will require approximately 50 cubic yards of cut and 50 cubic yards of fill. The property is a 2.81 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-140-041 located at 3045 Foothill Drive in the Carpinteria area, First Supervisorial District (Continued from 8/28/20, 11/20/20, 1/21/21, and 2/04/22).

PUBLIC COMMENT: None.

SBAR COMMENTS:

a. None.

Pujo moved, seconded by Grub and carried by a vote of 7-0 to grant Preliminary and Final Approval to Case Number 20BAR-00000-00106.

VII. STANDARD AGENDA:

1. 21BAR-00000-00246 Morris Garage Mission Canyon

21LUP-00000-00048 (Veronica King, Planner kingv@countyofsb.org)

Request of Andrulaitis & Mixon Architects, agent for owner Lynn Morris, to consider Case No. 21BAR-00000-00246 for Conceptual Review, Preliminary and Final Approval of a new garage of approximately 512 square feet. The following structures exist on the parcel currently: residence of approximately 1,100 square feet and storage shed of approximately 348 square feet (to be removed). The project will require no cut or fill. The property is a 11,325 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-261-011, located at 2644 Puesta de Sol in the Mission Canyon area, First Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

a. None.

Pujo moved, seconded by Grub and carried by a vote of 7-0 to grant Preliminary and Final Approval to Case Number 21BAR-00000-00246.

2. 21BAR-00000-00257 Narva Additions Hope Ranch

21LUP-00000-00601 (Kathleen Volpi, Planner volpik@countyofsb.org)

Request of Wade David Design, architect for owner Narva Family Trust, to consider Case No. 21BAR-00000-00257 for Conceptual Review of a 1st and 2nd floor addition of approximately 1,096 square feet to the existing residence, remodel of existing guesthouse with a new attached 2-car garage of approximately 484 square feet and storage of approximately 141 square feet, a new spa, and a new sports court. The following structures exist on the parcel currently: residence of approximately 1,686 square feet with attached garage of approximately 400 square feet and detached guesthouse of approximately 395 square feet. The project will require approximately 200 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-302-012, located at 500 Via Hierba in the Hope Ranch area, Second Supervisorial District.

Grubb recused from review of this item.

PUBLIC COMMENT: None.

SBAR COMMENTS:

a. House is well conceived and an improvement over existing conditions.
b. Provide screening for sports court.
c. Further develop entry where driveway connects to front door. Formalize entry and make driveway shape more attractive.
d. Provide schematic site sections to demonstrate how development (walls, etc.) steps down the hill.
e. Reduce retaining wall heights wherever possible.
f. Consider introduction of planters to break up large patio areas.

No action was taken. The project may return for further conceptual/preliminary approval on full board.

3. 21BAR-00000-00253 Pevec Additions Hope Ranch

21LUP-00000-00468 (Kevin De Los Santos, Planner santosk@countyofsb.org)

Request of Zoran Pevec, to consider Case No. 21BAR-00000-00253 for Conceptual Review of an addition of approximately 811 square feet to the existing residence and validation of an as-built 330 square foot workshop that will be converted to an ADU. Also proposed is a 454 square foot trellis, a 94 square foot enclosed porch, roof alterations, and exterior door and window changes. The following structures exist on the parcel currently: residence of approximately 1,600 square feet and a garage of approximately 400 square feet. The project will require no cut or fill. The property is a 1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-094-006, located at 4015 Ramitas Road in the Hope Ranch area, Second Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

a. Well conceived, modest project. Nicely detailed.
b. Provide photos of project from roadway above to demonstrate visibility as it relates to setback modification.

No action was taken. The project may return for Preliminary Approval before the full board.

4. 21BAR-00000-00245 Buenrostro Addition Goleta

21LUP-00000-00591 (Kevin De Los Santos, Planner santosk@countyofsb.org)

Request of Amy Taylor, architect for owners Ofelia and Mario Buenrostro, to consider Case No. 21BAR-00000-00245 for Conceptual Review of a residential alteration and addition, including an addition of approximately 1,400 square feet to the existing residence and approximately 588 square feet of covered patios and entries. The following structures exist on the parcel currently: residence of approximately 911 square feet front porch of approximately 150 square feet, and detached garage of approximately 546 square feet. The project will require approximately 1,075 cubic yards of excavation and approximately 1,290 cubic yards of recompaction. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-110-003, located at 4441 La Paloma Avenue in the Goleta area, Second Supervisorial District.

PUBLIC COMMENT: None

SBAR COMMENTS:

a. Project is acceptable.
b. Consider extending roof over patio doors on east elevation.
c. Provide skirt under the deck.
d. Consider recessing the windows to the maximum extent feasible.
e. Provide site sections as necessary to communicate design intent.
f. Study roof transition where south hip roof meets west gable – appears awkward.
g. Provide landscape plan with foundation planting around the house.

No action was taken. The project may return for preliminary/final approval before the full board.

5. 21BAR-00000-00261 Turnpike Shopping Center Overall Sign Plan Goleta

21OSP-00000-00001 (Cassidy Walsh, Planner walshc@countyofsb.org)

Request of Katie Moses, RRM Design Group, architect for owner Turnpike Center, LLC, to consider Case No. 21BAR-00000-00261 for Conceptual Review of an Overall Sign Plan for the Turnpike Shopping Center. The following structures exist on the parcel currently: six structures. The project will require no cut or fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-045, -046, and -047, located at 183 S. Turnpike Road in the Goleta area, Second Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

a. Monument sign should be limited to just the shopping center name. Study border material, recess, color, and plantings. Update rendering to accurately depict existing elements at monument sign location.
b. Restudy roof signs. Provide more details on how they mount to canopies.
c. Signs generally appear too large. Study appropriate proportions for each façade.
d. Need more information on how the different signs would fit on the different building facades.
e. Look to develop consistency in the font styles if possible.
f. Renderings provided demonstrating sign size were misleading. Elevations should show maximum sign size requested for each individual location.

No action was taken. The project may return for further conceptual review.

6. 21BAR-00000-00188 Westheimer Additions Goleta

21LUP-00000-00471 (Kathleen Volpi, Planner volpik@countyofsb.org)

Request of Dawn Sherry Associates, architect for The Westheimer Family Trust to consider Case No. 21BAR-00000-00188 for Further Conceptual/ Preliminary Approval of a minor demolition at 1st floor of existing dwelling at east and west wings and construction of a new 203 square foot two story addition at west wing, a 321 square foot 2nd-story addition with a balcony on existing detached garage, an addition of a deck at west wing, a pool, a 504 square foot trellis and new outdoor kitchen at south side of dwelling. Grading will include 3 cubic yards of cut and 18 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Goleta Water District, the Goleta Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Center Avenue. The property is a 0.80-acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-071-025, located at 3875 Center Avenue in the Eastern Valley Community Plan Area, 2nd Supervisorial District. (Continued from 11/19/21)

PUBLIC COMMENT: None

SBAR COMMENTS:

a. Project is acceptable.
b. Need full details, including materials and color palette. Provide architectural details and include photographs for any details proposed to match existing.
c. Provide specific tree species for canopy trees. Need further developed landscape plan with species, quantities, and sizes, including WELO calculations.
d. Provide elevations that demonstrate intent of design.
e. Show materials and colors on all elevations.
f. Study ways to soften two story elements with landscaping or architectural fenestration.
g. Include photographs in final submittal.

No action taken. The project can return for Preliminary and Final Approval before the full Board.

7. 21BAR-00000-00227 Red Tail Multifamily Multi-family Housing Development Carpinteria

21GPA-00000-00001, 21RZN-00000-00001, 21LLA-00000-00004, 21DVP-00000-00029, 21CDP-00000-00126, (Sean Stewart, Planner sestewart@countyofsb.org)

Request of Tony Tomasello, RRM Design Group, agent for FPA Multifamily, LLC, to consider Case No. 21BAR-00000-00227 for Conceptual Review of a new multifamily housing project consisting of 128 market rate rental apartments comprised of six (6) apartment buildings (max height of 42'-6"), 41 affordable apartments contained in one (1) apartment building (max height 45'-10"), one (1) detached community amenity building and pool area, one (1) community garden, one (1) playground, two (2) fenced dog parks, four (4) trash enclosures, 276 uncovered vehicle parking spaces, and 32 bike parking spaces. The site design will include 66,407 gross square feet of building coverage, 120,724 gross square feet (41.9%) of common open space, and 80,458 gross square feet of landscaping. The following structures exist on the parcel currently: 3 residences and 1 accessory structure/garage to be demolished. The project includes a request for a density bonus and concessions based on the provision 41 proposed affordable units. The 169 units proposed represents an approximately 21% density bonus. Concessions include (1) increase the maximum height allowance from 35'-0" to 45'-10" and (2) waiver of the Agricultural Buffer Setback. The project will require approximately 11,550 cubic yards of cut and approximately 10,700 cubic yards of fill. The property is a 6.97 total acre parcels zoned 3-E-1 and shown as Assessor's Parcel Numbers 001-080-045 and 001-080-046, located at 1101 and 1103 Bailard Avenue in the Carpinteria area, First Supervisorial District.

PUBLIC COMMENT:

a. **Gail Marshall**
b. **Nick Bobroff, City of Carpinteria**
c. **Jim Bailard (+ letter)**
d. **Christie Boyd (+ letter)**
e. **Christine Sampos**
f. **Ralph Barbosa**
g. **Justin Tevis**
h. **Susie Anderson (letter)**
i. **Mike Wondolowski (letter)**
j. **Berni Bernstein (letter)**
k. **Steve Goggia, City of Carpinteria (letter)**
l. **Brad Hubbs (letter)**
m. **Carla Kroman (letter)**
n. **Cindy Marcus (letter)**
o. **Nadine Hug Martins (letter)**
p. **Heidi N. Morton (letter)**
q. **Catherin Overman (letter)**
r. **Jeff Polan (letter)**

SBAR COMMENTS:

a. **Proposed density at the urban/rural boundary is inappropriate.**
b. **Project does not appear compatible with surrounding development in terms of mass, bulk, and scale.**
c. **Project has ingress/egress issues. Driveway appears undersized. Look to increase bike parking areas.**
d. **Some members feel that affordable and market rate buildings should be better integrated.**
e. **Need more fully developed landscape plan, including landscape screening. Landscaping within parking areas needs to be more appropriate for the setting to create more shade.**
f. **Community building is acceptable.**

g. **Architectural aesthetic of market rate units is underwhelming. Look to break up repetitiveness and massing of buildings. Gable roof elements don't work. Restudy rock wainscot.**
h. **Architectural aesthetic of affordable building is more appropriate to the rural setting than the market rate buildings. Restudy central element on affordable building. Should be downsized. Study ways to break up uniformity of third story portion.**
i. **Provide photo simulations and 3-D modeling.**
j. **Study ways to enhance bicycle and pedestrian connectivity within the site as well as through the site out to Bailard Avenue.**
k. **Need details on carports if they are to be part of the project.**
l. **Provide drawings showing shade and shadows of the buildings. Provide solar study.**
m. **Provide site sections East-West through the buildings. Provide composite elevations from all sides.**

No action taken. The project can return for further Conceptual Review.

8. 22BAR-00000-00011 Valley Heart Ranch Additions Summerland

22CDP-00000-00006 (Shelby Cramton, Planner cramtons@countyofsb.org)

Request of Becker Studios, architect for owner Valley Heart Ranch, LLC, to consider Case No. 22BAR-00000-00011 for Conceptual Review of an addition of approximately 3,342 square feet to the main residence, new detached garage of approximately 1,109 square feet, new pool and site improvements. The following structures exist on the parcel currently: residence of approximately 2,169 square feet with attached garage of approximately 486 square feet. The property is a 22,651 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-058, located at 2556 Whitney Avenue in the Summerland area, First Supervisorial District.

PUBLIC COMMENT:

a. **Mr. Mclintock (+ letter)**
b. **Cody Sargeant**
c. **Gary Paudler**
d. **Alma Mainz**

SBAR COMMENTS:

a. **Landscape plan appears appropriate.**
b. **Architectural style is appropriate.**
c. **Project includes a lot of programming on a challenging site. Need to better understand site grading and relationship of project to neighbors.**
d. **Show adjacent development on site plan.**
e. **Provide site sections to illustrate relationship of project elevations, including retaining walls, to adjoining development.**
f. **Site plan is difficult to comprehend – remove roof forms and show pads at ground plane.**
g. **Site visit with story poles required.**

No action taken. The project can return for further Conceptual Review/Preliminary Approval.

9. 19BAR-00000-00140 Johns New Single Family Dwelling Toro Canyon

19LUP-00000-00297(Sean Stewart, Planner sestewart@countyofsb.org) **Jurisdiction: Ridgeline**

Request of Barton Myers, architect for Gary D. Johns to consider Case No. 19BAR-00000-00140 for Preliminary and Final Approval of a 5,740 gross square foot new single family dwelling and 740 gross square foot attached garage. The project also includes a 62' x 16' pool, driveway and

motor court, site walls, landscaping, hardscaping, and onsite wastewater treatment system. Grading will include 1,927 cubic yards of cut and 1,770 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, an onsite wastewater treatment system, and the Carpinteria-Summerland Fire Protection District. Access will continue to be provided off of Toro Canyon Road. The property is a 3.47-acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-240-003, located at 875 Toro Canyon Road in the Toro Canyon Plan Area, First Supervisorial District. (Continued from 08-23-19 and 4-03-20)

Grubb recused from review of this item.

PUBLIC COMMENT: None.

SBAR COMMENTS:
a. Project has addressed prior comments.

Pujo moved, seconded by Froscher and carried by a vote of 5-0 (Grubb recused, Gilliland absent) to grant Preliminary and Final Approval as submitted.

10. 21BAR-00000-00152 Radis Cannabis Retail Storefront Santa Claus / Carpinteria
(Rey Harmon, Planner, nmontano@co.santa-barbara.ca.us)

Request of Edward DeVicente, agent for Maire Radis to consider Case No. 21BAR-00000-00152 for Further Conceptual Review of a Cannabis Storefront Retail (Dispensary) called The Roots within an existing, currently vacant retail space of 4,253 square feet. The project proposes minor changes to the exterior of the building including the relocation of doors and windows. Site improvements will include accessibility upgrades, a new trash enclosure, reconfigured parking, and new landscaping. No grading over 50 cu yd is proposed. The following structures exist on the parcel currently: 4,750 square foot main floor building and 581 square foot upper floor. The property is a 16,692 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-450-012 located at 3823 Santa Claus Lane in the Carpinteria area, within the Toro Community Plan, First Supervisorial District. (Continued from 9/10/21 and 11/05/21)

PUBLIC COMMENT:
a. Anna Carrillo (+ letter)
b. AL Bardach (letter)
c. Dan Emmett (letter)
d. Robyn Geddes (letter)
e. Steven Koflanovich (letter)
f. Robert Lesser (letter)
g. Nancy Rikalo and Steve Kent (letter)
h. Jill Stassinos (letter)
i. Jana Zimmer (2 letters)

SBAR COMMENTS:

a. Consider different ground cover for raised planters if to be used for seating.
b. Architectural improvements to existing structure are acceptable.

No action taken. The project can return for Preliminary/Final Approval after decision maker action

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pujo moved, seconded by Grubb, and carried by a vote of 6 to 0 (Gilliland absent) that the meeting was adjourned until 9:00 A.M. on Friday, March 4, 2022 in the Santa

***Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101 via Zoom*.**

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747971

REMS FileNet Cover Sheet

AUDIT NUMBER	284679
FOLDER NUMBER	0285956
CITY	CARPINTERIA
STATE	CA
PARTY NAME	PATRICK AND MAIRE RADIS, DBA RADIS FAMIL
PRIMARY PURPOSE	Lease: Industrial
EFF. DATE	4/1/2017
MP START	376.4
MP END	
PRIMARY CIRC7	CO374
DESCRIPTION	Lease of Property (04-01-2017)
BOX NUMBER	0
BATCH	00

Audit No. 284679
Folder No. 02859-56

Industrial Lease (Year To Year) 09-01-06
(Unimproved Property)
Form Approved, Law

LEASE OF PROPERTY
(INDUSTRIAL LEASE - UNIMPROVED - YEAR TO YEAR)

THIS LEASE ("Lease") is entered into on April 7th, 2017, between **UNION PACIFIC RAILROAD COMPANY** ("Lessor") and **PATRICK AND MAIRE RADIS, DBA RADIS FAMILY TRUST,** a family trust formed under the laws of California, whose address is 897 Toro Canyon Road, Santa Barbara, California 93108 ("Lessee").

IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:

Article 1. PREMISES; USE.

Lessor leases to Lessee and Lessee leases from Lessor the premises ("Premises") at Carpinteria, California, shown on the print dated February 1, 2017, marked **Exhibit A**, hereto attached and made a part hereof, subject to the provisions of this Lease and of **Exhibit B** attached hereto and made a part hereof. The Premises may be used for parking and outside storage of non-hazardous materials, and purposes incidental thereto, only, and for no other purpose.

Article 2. TERM.

The term of this Lease shall commence April 1, 2017, and, unless sooner terminated as provided in this Lease, shall extend for one year and thereafter shall automatically be extended from year to year.

Article 3. FIXED RENT.

A. Lessee shall pay to Lessor, in advance, fixed rent of Five Hundred Eighty Dollars ($580.00) per month. The rent shall be automatically increased by Three percent (3%) annually, cumulative and compounded.

B. Not more than once every three (3) years, Lessor may redetermine the fixed rent. If Lessor redetermines the rent, Lessor shall notify Lessee of such change.

Article 4. INSURANCE.

A. Throughout the entire term of this Lease, Lessee shall maintain the insurance coverage required under **Exhibit C** hereto attached and made a part hereof.

B. Not more frequently than once every two years, Lessor may reasonably modify the required insurance coverage to reflect then-current risk management practices in the railroad industry and underwriting practices in the insurance industry.

C. Upon request of Lessor, Lessee shall provide to Lessor a certificate issued by its insurance carrier evidencing the insurance coverage required under **Exhibit C**.

D. All insurance correspondence shall be directed to: Real Estate Department, 1400 Douglas Street STOP 1690, Omaha, Nebraska 68179-1690, Folder No. 02859-56.

Article 5. **SPECIAL PROVISION – FENCE/BARRICADE.**

Lessee, at Lessee's sole cost and expense, shall construct and maintain, at all times during the term of this Lease, a fence/barricade of a design satisfactory to Lessor, in the location shown on the attached Exhibit A.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first herein written.

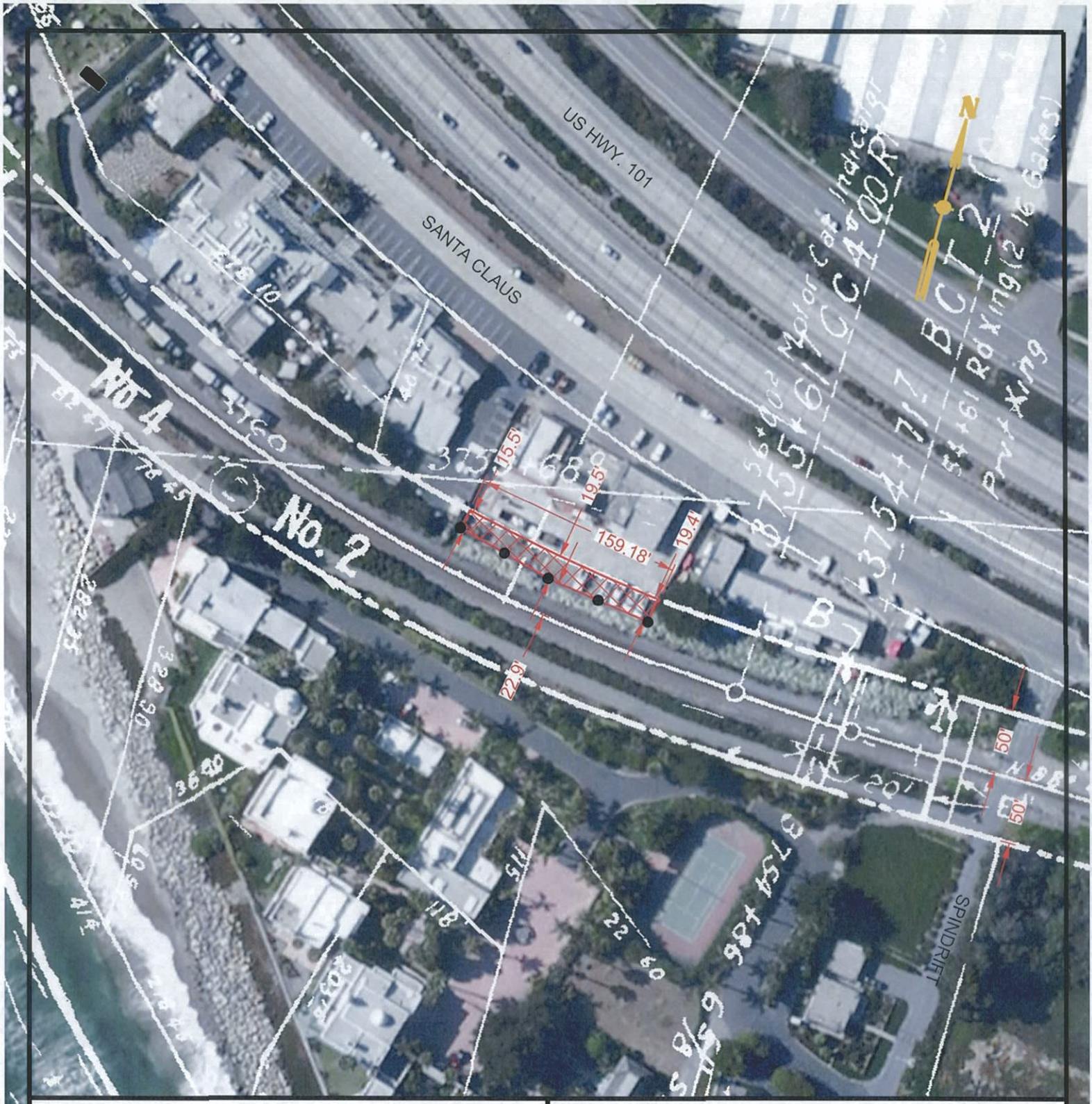
Lessor:
UNION PACIFIC RAILROAD COMPANY

By: _____
General Director - Real Estate

Lessee:
PATRICK AND MAIRE RADIS, DBA RADIS FAMILY TRUST

By: _____ 4/6/17
Title: OWNER

NOTE:



LEGEND:

LEASE AREA .....

FENCE / BARRICADE .....

UPRRCO. R/W OUTLINED .....

LEASE AREA: 2,920 SQ.FT. / 0.07 AC. +/-

CADD FILENAME	0285956
SCAN FILENAME	S:/SP/CA/40S/47/CA4706.TIF

NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISIONS.

EXHIBIT "A"

UNION PACIFIC RAILROAD COMPANY

CARPINTERIA, SANTA BARBARA COUNTY, CA

M.P. 376.4 - SANTA BARBARA SUB.

TO ACCOMPANY AGREEMENT WITH
PATRICK & AMIRE RADIS, dba RADIS FAMILY TRUST
SP/CA/V-47/6
SCALE: 1" = 100'

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA DATE: 2-1-2017

DSK FILE: 2859-56

EXHIBIT B
TO
INDUSTRIAL LEASE (UNIMPROVED YEAR TO YEAR)

Section 1. IMPROVEMENTS.

No improvements placed upon the Premises by Lessee shall become a part of the realty.

Section 2. RESERVATIONS, TITLE AND PRIOR RIGHTS.

A. Lessor reserves to itself, its agents and contractors, the right to enter the Premises at such times as will not unreasonably interfere with Lessee's use of the Premises.

B. Lessor reserves (i) the exclusive right to permit third party placement of advertising signs on the Premises, and (ii) the right to construct, maintain and operate new and existing facilities (including, without limitation, trackage, fences, communication facilities, roadways and utilities) upon, over, across or under the Premises, and to grant to others such rights, provided that Lessee's use of the Premises is not interfered with unreasonably.

C. Lessee acknowledges that Lessor makes no representations or warranties, express or implied, concerning the title to the Premises, and that the rights granted to Lessee under this Lease do not extend beyond such right, title or interest as Lessor may have in and to the Premises. Without limitation of the foregoing, this Lease is made subject to all outstanding rights, whether or not of record. Lessor reserves the right to renew any such outstanding rights granted by Lessor or Lessor's predecessors.

D. Without limitation of Subparagraphs B. and C. above, Lessee shall not interfere in any manner with the use or operation of any signboards now or hereafter placed on the Premises or with any property uses in connection with such signboards (such as, by way of example and not in limitation, roadways providing access to such signboards). In no event may Lessee construct on the Premises any improvements that interfere in any manner with the visibility or operation of any signboards now or hereafter on the Premises or on property in proximity to the Premises.

Section 3. PAYMENT OF RENT.

Rent (which includes the fixed advance rent and all other amounts to be paid by Lessee under this Lease) shall be paid in lawful money of the United States of America, at such place as shall be designated by the Lessor, and without offset or deduction.

Section 4. TAXES AND ASSESSMENTS.

A. Lessee shall pay, prior to delinquency, all taxes levied during the life of this Lease on all personal property and improvements on the Premises not belonging to Lessor. If such taxes are paid by Lessor, either separately or as a part of the levy on Lessor's real property, Lessee shall reimburse Lessor in full within thirty (30) days after rendition of Lessor's bill.

B. If the Premises are specially assessed for public improvements, the annual rent will be automatically increased by 12% of the full assessment amount.

Section 5. WATER RIGHTS.

This Lease does not include any right to the use of water under any water right of Lessor, or to establish any water rights except in the name of Lessor.

Section 6. CARE AND USE OF PREMISES.

A. Lessee shall use reasonable care and caution against damage or destruction to the Premises. Lessee shall not use or permit the use of the Premises for any unlawful purpose, maintain any nuisance, permit any waste, or use the Premises in any way that creates a hazard to persons or property. Lessee shall keep the sidewalks and public ways on the Premises, and the walkways appurtenant to any railroad spur track(s) on or serving the Premises, free and clear from any substance which might create a hazard.

B. Lessee shall not permit any sign on the Premises, except signs relating to Lessee's business.

C. If any improvement on the Premises other than the Lessor Improvements is damaged or destroyed by fire or other casualty, Lessee shall, within thirty (30) days after such casualty, remove all debris resulting therefrom. If Lessee fails to do so, Lessor may remove such debris, and Lessee agrees to reimburse Lessor for all expenses incurred within thirty (30) days after rendition of Lessor's bill.

D. Lessee shall comply with all governmental laws, ordinances, rules, regulations and orders relating to Lessee's use of the Premises and this Lease, including, without limitation, any requirements for subdividing or platting the Premises.

Section 7. HAZARDOUS MATERIALS, SUBSTANCES AND WASTES.

A. Without the prior written consent of Lessor, Lessee shall not use or permit the use of the Premises for the generation, use, treatment, manufacture, production, storage or recycling of any Hazardous Substances, except that Lessee may use, if lawful, small quantities of common chemicals such as adhesives, lubricants and cleaning fluids in order to conduct business at the Premises. The consent of Lessor may be withheld by Lessor for any reason whatsoever, and may be subject to conditions in addition to those set forth below. It shall be the sole responsibility of Lessee to determine whether or not a contemplated use of the Premises is a Hazardous Substance use.

B. In no event shall Lessee (i) release, discharge or dispose of any Hazardous Substances, (ii) bring any hazardous wastes as defined in RCRA onto the Premises, (iii) install or use on the Premises any underground storage tanks, or (iv) store any Hazardous Substances within one hundred feet (100') of the center line of any main track.

C. If Lessee uses or permits the use of the Premises for a Hazardous Substance use, with or without Lessor's consent, Lessee shall furnish to Lessor copies of all permits, identification numbers and notices issued by governmental agencies in connection with such Hazardous Substance use, together with such other information on the Hazardous Substance use as may be requested by Lessor. If requested by Lessor, Lessee shall cause to be performed an environmental assessment of the Premises upon termination of the Lease and shall furnish Lessor a copy of such report, at Lessee's sole cost and expense.

D. Without limitation of the provisions of Section 12 of this Exhibit B, Lessee shall be responsible for all damages, losses, costs, expenses, claims, fines and penalties related in any manner to

any Hazardous Substance use of the Premises (or any property in proximity to the Premises) during the term of this Lease or, if longer, during Lessee's occupancy of the Premises, regardless of Lessor's consent to such use or any negligence, misconduct or strict liability of any Indemnified Party (as defined in Section 12), and including, without limitation, (i) any diminution in the value of the Premises and/or any adjacent property of any of the Indemnified Parties, and (ii) the cost and expense of clean-up, restoration, containment, remediation, decontamination, removal, investigation, monitoring, closure or post-closure. Notwithstanding the foregoing, Lessee shall not be responsible for Hazardous Substances (i) existing on, in or under the Premises prior to the earlier to occur of the commencement of the term of the Lease or Lessee's taking occupancy of the Premises, or (ii) migrating from adjacent property not controlled by Lessee, or (iii) placed on, in or under the Premises by any of the Indemnified Parties; except where the Hazardous Substance is discovered by, or the contamination is exacerbated by, any excavation or investigation undertaken by or at the behest of Lessee. Lessee shall have the burden of proving by a preponderance of the evidence that any of the foregoing exceptions to Lessee's responsibility for Hazardous Substances applies.

E. In addition to the other rights and remedies of Lessor under this Lease or as may be provided by law, if Lessor reasonably determines that the Premises may have been used during the term of this Lease or any prior lease with Lessee for all or any portion of the Premises, or are being used for any Hazardous Substance use, with or without Lessor's consent thereto, and that a release or other contamination may have occurred, Lessor may, at its election and at any time during the life of this Lease or thereafter (i) cause the Premises and/or any adjacent premises of Lessor to be tested, investigated, or monitored for the presence of any Hazardous Substance, (ii) cause any Hazardous Substance to be removed from the Premises and any adjacent lands of Lessor, (iii) cause to be performed any restoration of the Premises and any adjacent lands of Lessor, and (iv) cause to be performed any remediation of, or response to, the environmental condition of the Premises and the adjacent lands of Lessor, as Lessor reasonably may deem necessary or desirable, and the cost and expense thereof shall be reimbursed by Lessee to Lessor within thirty (30) days after rendition of Lessor's bill. In addition, Lessor may, at its election, require Lessee, at Lessee's sole cost and expense, to perform such work, in which event, Lessee shall promptly commence to perform and thereafter diligently prosecute to completion such work, using one or more contractors and a supervising consulting engineer approved in advance by Lessor.

F. For purposes of this Section 7, the term "Hazardous Substance" shall mean (i) those substances included within the definitions of "hazardous substance", "pollutant", "contaminant", or "hazardous waste", in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601, et seq., as amended or in RCRA, the regulations promulgated pursuant to either such Act, or state laws and regulations similar to or promulgated pursuant to either such Act, (ii) any material, waste or substance which is (A) petroleum, (B) asbestos, (C) flammable or explosive, or (D) radioactive; and (iii) such other substances, materials and wastes which are or become regulated or classified as hazardous or toxic under any existing or future federal, state or local law.

Section 8. UTILITIES.

A. Lessee will arrange and pay for all utilities and services supplied to the Premises or to Lessee.

B. All utilities and services will be separately metered to Lessee. If not separately metered, Lessee shall pay its proportionate share as reasonably determined by Lessor.

Section 9. **LIENS.**

Lessee shall not allow any liens to attach to the Premises for any services, labor or materials furnished to the Premises or otherwise arising from Lessee's use of the Premises. Lessor shall have the right to discharge any such liens at Lessee's expense.

Section 10. **ALTERATIONS AND IMPROVEMENTS; CLEARANCES.**

A. No alterations, improvements or installations may be made on the Premises without the prior consent of Lessor. Such consent, if given, shall be subject to the needs and requirements of the Lessor in the operation of its Railroad and to such other conditions as Lessor determines to impose. In all events such consent shall be conditioned upon strict conformance with all applicable governmental requirements and Lessor's then-current clearance standards.

B. All alterations, improvements or installations shall be at Lessee's sole cost and expense.

C. Lessee shall comply with Lessor's then-current clearance standards, except (i) where to do so would cause Lessee to violate an applicable governmental requirement, or (ii) for any improvement or device in place prior to Lessee taking possession of the Premises if such improvement or device complied with Lessor's clearance standards at the time of its installation.

D. Any actual or implied knowledge of Lessor of a violation of the clearance requirements of this Lease or of any governmental requirements shall not relieve Lessee of the obligation to comply with such requirements, nor shall any consent of Lessor be deemed to be a representation of such compliance.

Section 11. **AS-IS.**

Lessee accepts the Premises in its present condition with all faults, whether patent or latent, and without warranties or covenants, express or implied. Lessee acknowledges that Lessor shall have no duty to maintain, repair or improve the Premises.

Section 12. **RELEASE AND INDEMNITY.**

A. As a material part of the consideration for this Lease, Lessee, to the extent it may lawfully do so, waives and releases any and all claims against Lessor for, and agrees to indemnify, defend and hold harmless Lessor, its affiliates, and its and their officers, agents and employees ("Indemnified Parties") from and against, any loss, damage (including, without limitation, punitive or consequential damages), injury, liability, claim, demand, cost or expense (including, without limitation, attorneys' fees and court costs), fine or penalty (collectively, "Loss") incurred by any person (including, without limitation, Lessor, Lessee, or any employee of Lessor or Lessee) (i) for personal injury or property damage caused to any person while on or about the Premises, or (ii) arising from or related to any use of the Premises by Lessee or any invitee or licensee of Lessee, any act or omission of Lessee, its officers, agents, employees, licensees or invitees, or any breach of this Lease by Lessee.

B. The foregoing release and indemnity shall apply regardless of any negligence, misconduct or strict liability of any Indemnified Party, except that the indemnity, only, shall not apply to

any Loss determined by final order of a court of competent jurisdiction to have been caused by the sole active direct negligence of any Indemnified Party.

C. Where applicable to the Loss, the liability provisions of any contract between Lessor and Lessee covering the carriage of shipments or trackage serving the Premises shall govern the Loss and shall supersede the provisions of this Section 12.

D. No provision of this Lease with respect to insurance shall limit the extent of the release and indemnity provisions of this Section 12.

Section 13. TERMINATION.

A. Lessor may terminate this Lease for Lessee's default by giving Lessee notice of termination, if Lessee (i) defaults under any obligation of Lessee under this Lease and, after written notice is given by Lessor to Lessee specifying the default, Lessee fails either to immediately commence to cure the default, or to complete the cure expeditiously but in all events within thirty (30) days after the default notice is given, or (ii) Lessee abandons the Premises for a period of one hundred twenty (120) consecutive days.

B. Notwithstanding the terms of this Lease set forth in Article II, Lessor or Lessee may terminate this Lease without cause upon thirty (30) day's written notice to the other party; provided, however, that at Lessor's election, no such termination by Lessee shall be effective unless and until Lessee has vacated and restored the Premises as required in Section 15A, at which time Lessor shall refund to Lessee, on a pro rata basis, any unearned rental paid in advance. **Notwithstanding anything to the contrary in this Lease, if Lessee has not complied with the requirements of Section 15 A, this Lease, together with all terms contained herein (including payment of rent) will remain in effect until the requirements of Section 15A are met, unless Lessor, in its sole discretion, elects to terminate this Lease.**

Section 14. LESSOR'S REMEDIES.

Lessor's remedies for Lessee's default are to (a) enter and take possession of the Premises, without terminating this Lease, and relet the Premises on behalf of Lessee, collect and receive the rent from reletting, and charge Lessee for the cost of reletting, and/or (b) terminate this Lease as provided in Section 13 above and sue Lessee for damages, and/or (c) exercise such other remedies as Lessor may have at law or in equity. Lessor may enter and take possession of the Premises by self-help, by changing locks, if necessary, and may lock out Lessee, all without being liable for damages.

Section 15. VACATION OF PREMISES; REMOVAL OF LESSEE'S PROPERTY.

A. Upon termination howsoever of this Lease, Lessee (i) shall have peaceably and quietly vacated and surrendered possession of the Premises to Lessor, without Lessor giving any notice to quit or demand for possession, and (ii) shall have removed from the Premises all structures, property and other materials not belonging to Lessor, including all personal property and restored the surface to as good a condition as the same was in before such structures were erected, including, without limitation, the removal of foundations, the filling in of excavations and pits, and the removal of debris and rubbish.

B. If Lessee has not completed such removal and restoration prior to termination of this Lease, Lessor may, at its election, and at any time or times, (i) perform the work and Lessee shall reimburse Lessor for the cost thereof within thirty (30) days after bill is rendered, (ii) take title to all or

any portion of such structures or property by giving notice of such election to Lessee, and/or (iii) treat Lessee as a holdover tenant at will until such removal and restoration is completed.

Section 16. FIBER OPTICS.

Lessee shall telephone Lessor during normal business hours (7:00 a.m. to 9:00 p.m., Central Time, Monday through Fridays, except for holidays) at 1-800-336-9193 (also a 24-hour, 7-day number for emergency calls) to determine if fiber optic cable is buried on the Premises. Lessor may change the telephone number and hours of operation by giving Lessee notice of the change. If cable is buried on the Premises, Lessee will telephone the telecommunications company(ies), arrange for a cable locator, and make arrangements for relocation or other protection of the cable. Notwithstanding compliance by Lessee with this Section 16, the release and indemnity provisions of Section 12 above shall apply fully to any damage or destruction of any telecommunications system.

Section 17. NOTICES.

Any notice, consent or approval to be given under this Lease shall be in writing, and personally served, sent by facsimile to (402) 501-0340, by email or by reputable courier service, or sent by certified mail, postage prepaid, return receipt requested, to Lessor at: Union Pacific Railroad Company, Attn: AVP - Real Estate, Real Estate Department, 1400 Douglas Street, Stop 1690, Omaha, Nebraska 68179; and to Lessee at the above address, or such other address as a party may designate in notice given to the other party. Mailed notices shall be deemed served five (5) days after deposit in the U.S. Mail. Notices which are faxed, emailed, are personally served or sent by courier service shall be deemed served upon receipt.

Section 18. ASSIGNMENT.

A. Lessee shall not sublease the Premises, in whole or in part, or assign, encumber or transfer (by operation of law or otherwise) this Lease, without the prior consent of Lessor, which consent may be denied at Lessor's sole and absolute discretion. Any purported transfer or assignment without Lessor's consent shall be void and shall be a default by Lessee.

B. Subject to this Section 18, this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

Section 19. CONDEMNATION.

If, as reasonably determined by Lessor, the Premises cannot be used by Lessee because of a condemnation or sale in lieu of condemnation, then this Lease shall automatically terminate. Lessor shall be entitled to the entire award or proceeds for any total or partial condemnation or sale in lieu thereof, including, without limitation, any award or proceeds for the value of the leasehold estate created by this Lease. Notwithstanding the foregoing, Lessee shall have the right to pursue recovery from the condemning authority of such compensation as may be separately awarded to Lessee for Lessee's relocation expenses, the taking of Lessee's personal property and fixtures, and the interruption of or damage to Lessee's business.

Section 20. ATTORNEY'S FEES.

If either party retains an attorney to enforce this Lease (including, without limitation, the indemnity provisions of this Lease), the prevailing party is entitled to recover reasonable attorney's fees.

Section 21. RIGHTS AND OBLIGATIONS OF LESSOR.

If any of the rights and obligations of Lessor under this Lease are substantially and negatively affected by any changes in the laws applicable to this Lease, whether statutory, regulatory or under federal or state judicial precedent, then Lessor may require Lessee to enter into an amendment to this Lease to eliminate the negative effect on Lessor's rights and obligations to the extent reasonably possible.

Section 22. MODIFICATION, WAIVER OF DEFAULT, ENTIRE AGREEMENT.

No waiver, modification or amendment to this Lease, including specifically but not limited to, any indemnity and/or insurance requirement herein, shall be of any force or effect unless made in writing, signed by Lessor and Lessee and specifying with particularity the nature and extent of such waiver, modification or amendment. This Lease is the entire agreement between the parties, and supersedes all other oral or written agreements between the parties pertaining to this transaction, including, without limitation, Lease Audit No. _____ and any other lease under which all or any portion of the Premises was leased to Lessee. Notwithstanding the prior sentence, Lessee shall retain any and all obligations and liabilities which may have accrued under any other such agreements prior to the commencement of the term of this Lease.

Approved: Insurance Group
Created: 2/10/06
Last Modified: 7/2/07

EXHIBIT C
Union Pacific Railroad
Contract Insurance Requirements

Lease of Land

Lessee shall, at its sole cost and expense, procure and maintain during the life of this Lease (except as otherwise provided in this Lease) the following insurance coverage:

A. **Commercial General Liability** insurance. Commercial general liability (CGL) with a limit of not less than $2,000,000 each occurrence and an aggregate limit of not less than $4,000,000. CGL insurance must be written on ISO occurrence form CG 00 01 12 04 (or a substitute form providing equivalent coverage). The policy must also contain the following endorsement, which must be stated on the certificate of insurance: Contractual Liability Railroads ISO form CG 24 17 10 01 (or a substitute form providing equivalent coverage) showing "Premises" as the Designated Job Site.

B. **Business Automobile Coverage** insurance. Business auto coverage written on ISO form CA 00 01 10 01 (or a substitute form providing equivalent liability coverage) with a combined single limit of not less $2,000,000 for each accident, and coverage must include liability arising out of any auto (including owned, hired, and non-owned autos).

The policy must contain the following endorsements, which must be stated on the certificate of insurance:

- Coverage For Certain Operations In Connection With Railroads ISO form CA 20 70 10 01 (or a substitute form providing equivalent coverage) showing "Premises" as the Designated Job Site.
- Motor Carrier Act Endorsement - Hazardous materials clean up (MCS-90) if required by law.

C. **Workers Compensation and Employers Liability** insurance. Coverage must include but not be limited to:
Contractor's statutory liability under the workers' compensation laws of the state(s) affected by this Agreement.
Employers' Liability (Part B) with limits of at least $500,000 each accident, $500,000 disease policy limit $500,000 each employee.

If Lessee is self-insured, evidence of state approval and excess workers compensation coverage must be provided. Coverage must include liability arising out of the U. S. Longshoremen's and Harbor Workers' Act, the Jones Act, and the Outer Continental Shelf Land Act, if applicable.
In any and all Claims against Lessor by any employee of Lessee, Lessee's indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under any workers compensation acts, disability benefits acts or other **employee benefits acts.**

D. **Pollution Liability** insurance. If permitted use as defined in this Lease includes any generation, handling, enrichment, storage, manufacture, or production of hazardous materials pollution liability insurance is required. Pollution liability coverage must be written on ISO form Pollution Liability Coverage Form Designated Sites CG 00 39 12 04 (or a substitute form providing equivalent liability coverage), with limits of at least $5,000,000 per occurrence and an aggregate limit of $10,000,000.

If hazardous materials are disposed of from the Premises, Lessee must furnish to Lessor evidence of pollution legal liability insurance maintained by the disposal site operator for losses arising from the insured facility accepting the materials, with coverage in minimum amounts of $1,000,000 per loss, and an annual aggregate of $2,000,000.

E. **Umbrella or Excess** insurance. If Lessee utilizes umbrella or excess policies, these policies must "follow form" and afford no less coverage than the primary policy.

Other Requirements

F. All policy(ies) required above must include Lessor as "Additional Insured" using ISO Additional Insured Endorsement CG 20 11 (or a substitute form providing equivalent coverage). The coverage provided to Lessor as additional insured shall, to the extent provided under ISO Additional Insured Endorsement CG 20 11, provide coverage for Lessor's negligence whether sole or partial, active or passive, and shall not be limited by Lessee's liability under the indemnity provisions of this Lease.

G. Lessee waives all rights against Lessor and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the workers compensation and employers' liability or commercial umbrella or excess liability insurance obtained by Lessee required by this agreement.

H. Punitive damages exclusion, if any, must be deleted (and the deletion indicated on the certificate of insurance), unless (a) insurance coverage may not lawfully be obtained for any punitive damages that may arise under this Lease, or (b) all punitive damages are prohibited by all states in which the Premises are located.

I. All insurance policies must be written by a reputable insurance company acceptable to Lessor or with a current Best's Insurance Guide Rating of A- and Class VII or better, and authorized to do business in the state where the Premises are located.

J. The fact that insurance is obtained by Lessee, or by Lessor on behalf of Lessee, will not be deemed to release or diminish the liability of Lessee, including, without limitation, liability under the indemnity provisions of this Lease. Damages recoverable by Lessor from Lessee or any third party will not be limited by the amount of the required insurance coverage.

APR 18 2017

Folder: 2859-56

PATRICK RADIS
897 TORO CANYON ROAD
SANTA BARBARA, CA 93108

RE: Lease Covering Use of Railroad Property at Carpinteria, California

Dear Pat:

Attached for your permanent record is a fully executed original of the above-referenced Lease.

The Railroad Company has authorized the installation of fiber optic cable facilities on its property in certain areas. **Prior to digging on the Railroad's property you must contact the Railroad Company at 1-800-336-9193 to determine if this property contains fiber optic cable**. In any event, you should thoroughly review the terms and conditions of this Lease.

In compliance with the Internal Revenue Service's policy regarding Form 1099, please be advised that 94-6001323 is Union Pacific Railroad Company's Federal Taxpayer Identification Number and we are doing business as a corporation.

Sincerely,

Peter Kenney
Manager - Real Estate
(402) 544-8581

NELSON
NYGAARD

MEMORANDUM

To: Marcus Thuna, 3823 SCL, LLC.

From: Iain Banks, PTP

Date: February 2, 2022

Subject: Traffic and Transportation Analysis for 3823 Santa Claus Lane

Project Overview

3823 SCL, LLC. Plans to open Cannabis Dispensary retail store within an established retail space, located at 3823 Santa Claus Lane in Carpinteria. The County of Santa Barbara has requested a Traffic Study to demonstrate that the project will not result in an inconsistency with the Toro Canyon Plan's Circulation policies. Additionally, the County has requested a Site Transportation Demand Management Plan (STDMP) that includes lot location, total number of employees, hours of operation, lot access and transportation routes.

The key findings show that based on the store's proposed vehicular trip generation during the morning and afternoon peak hours, the projected development will not significantly impact the Toro Canyon transportation network and will not result in any inconsistencies with the Toro Canyon's Plan circulation policies.

Existing Conditions

Existing Roadway Network

The primary components of the circulation system serving the Toro Canyon Planning Area are shown in Figure 1, and 2, highlighting the proposed circulation element and the bikeway system respectively. Access to the site is provided directly from Santa Claus Lane with regional access provided by U.S. Highway 101, S.R. 192, and Via Real.

The Toro Canyon Plan (County of Santa Barbara, 2004) describes Santa Claus Lane as a two-lane roadway located between Hwy. 101 and the railroad tracks, connected on its western end to the easterly Padaro Lane-Via Real-Hwy. 101 interchange and becoming the southbound Hwy. 101 on-ramp at its eastern end. This road serves commercial development located along its eastern end between the roadway and the railroad tracks, as well as the Sand Point Road and Casa Blanca residential developments located southeast of the planning area. The access for these residential developments is via a T-intersection near where Santa Claus Lane becomes the southbound Hwy. 101 on-ramp, thus creating the potential for conflicts between turning vehicles and straight-through traffic accelerating to enter the freeway. On-street parking is available along most of the lane; formal perpendicular parking exists along the commercial property frontages, while informal parallel parking exists elsewhere along the roadway shoulders. This parking serves commercial users, beach users, and truckers taking a rest break from Hwy. 101. Speed and turning movement conflicts can exist between vehicles entering and exiting the perpendicular parking spaces along the commercial strip and southeast-bound traffic accelerating for the freeway on-ramp.

Figure 1 Toro Canyon Plan - Circulation Element (County of Santa Barbara, 2004)

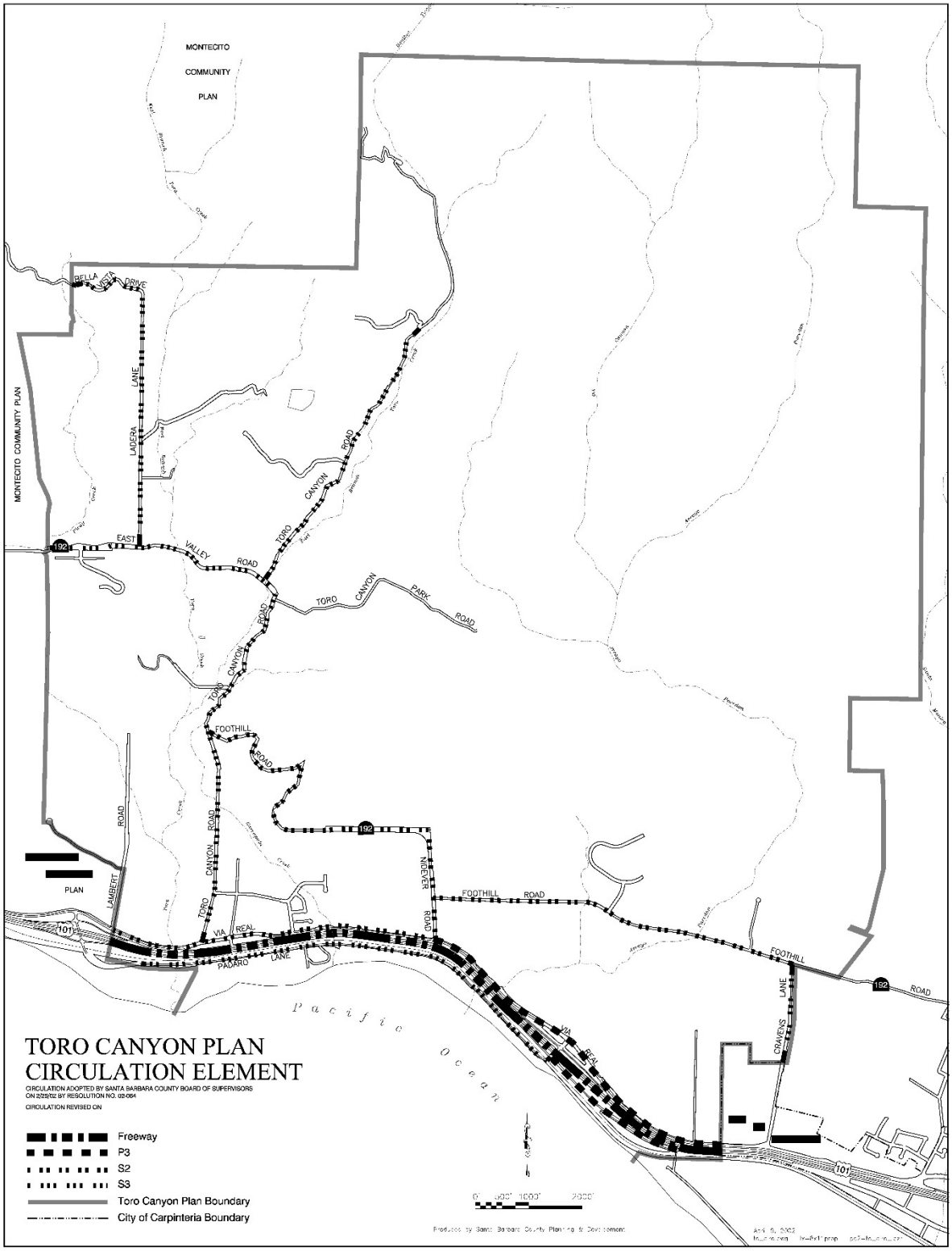
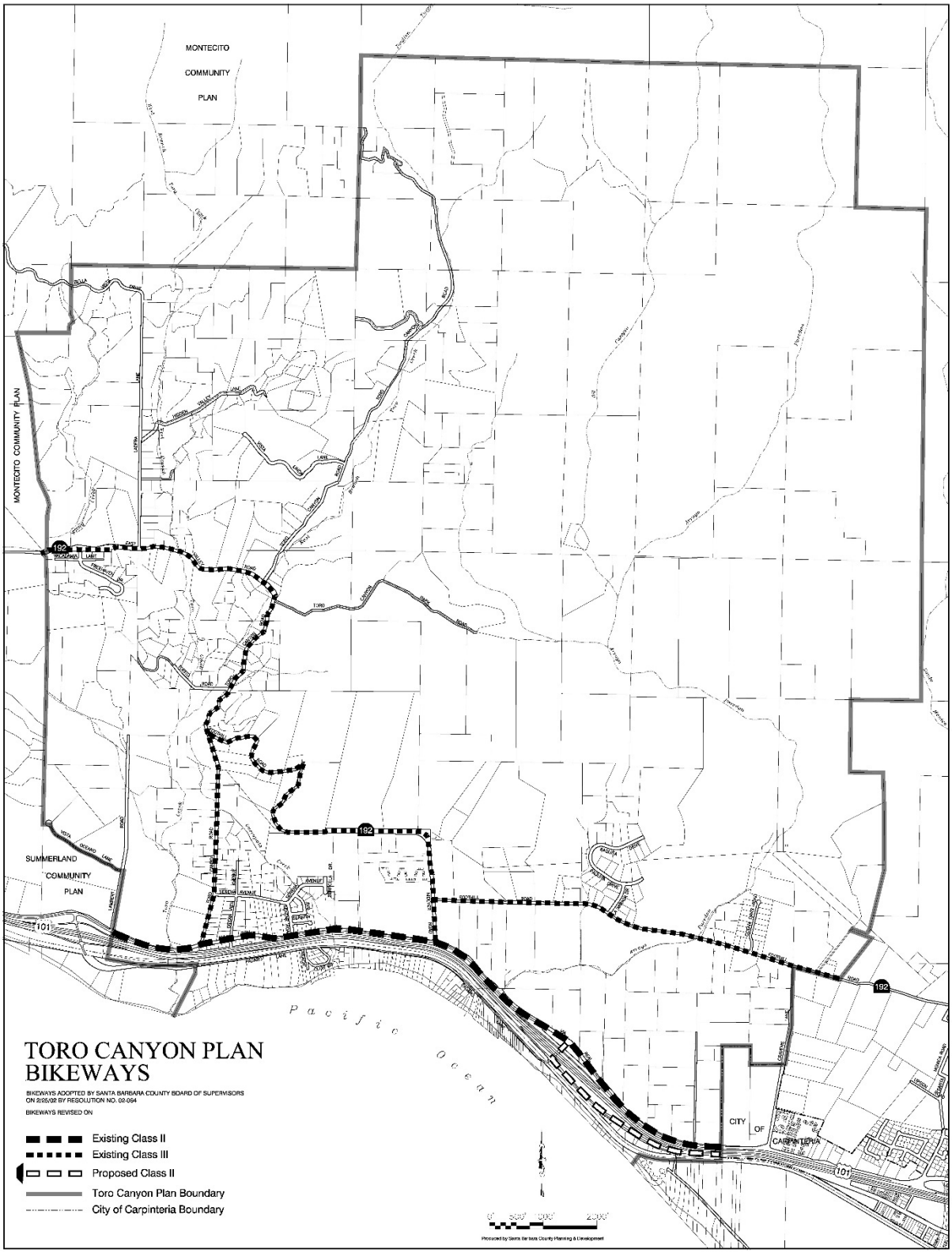


Figure 2 Toro Canyon Plan Bikeways (County of Santa Barbara, 2004)



Existing Levels of Service

The Toro Canyon Plan highlights the intersection levels of service (LOS) throughout the planning area and for those intersections in proximity to the 3823 Santa Claus Lane site. The Plan shows that the existing levels of service for the weekday afternoon and weekend peak hours are within the designated standards.

Figure 3 Existing Levels of Service

Intersection	Control	Delay/LOS	
		PM Peak (2019)	Weekend Peak
Padaro Lane/Via Real	1-Way Stop	8.2/LOS A	10.4/LOS B
Santa Claus Lane/Spindrift	1-Way Stop	7.6/LOS A	7.6/LOS A
Padaro Lane/Santa Claus Lane/U.S.101 SB Ramp	2-Way Stop	9.1/LOS A	8.2/LOS A
Padaro Lane/U.S.101 NB Ramp	1-Way Stop	7.8/LOS A	7.6/LOS A

Source: Final Mitigated Negative Declaration Santa Claus Lane Beach Access and Streetscape Improvements Project (Sept, 2019)
Note: LOS based on average delay per vehicle in seconds

Toro Canyon Plan - Circulation Element

The approved Toro Canyon Plan identifies both roadway classifications and project consistency standards with the following definitions:

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for the normal operation of a given roadway. As defined by this Plan, the Acceptable Capacity for a given roadway is based upon its roadway classification and the acceptable level of service for that roadway. The minimum acceptable level of service (LOS) for roadways and intersections in the Toro Canyon Planning Area is Level of Service B.

Estimated Future Level of Service: For a given intersection, the projected level of service (LOS) is based on existing traffic levels combined with traffic to be generated by approved but not yet occupied projects as referenced by the public draft environmental documents for the development project under review. The Estimated Future Level of Service must consider any funded but not yet constructed improvements that are planned for completion prior to the project's occupancy. This includes any mitigation from projects that have been approved by the Planning Commission or Board of Supervisors but have not yet been constructed.

For Santa Claus Lane, a designated Primary -3 roadway within the Plan's classification system, the standards for determination of project consistency are outline in Figure 4.

Figure 4 Existing Roadway Operations and Plan Standards

Classification	Design Capacity (ADT)	Acceptable ADT Capacity (LOS B)	Average Daily Traffic (ADT)	Roadway Segment LOS
P-3 Standard	15,700	10,990	-	LOS B
Existing Conditions	-	-	2,950	LOS A

Source: Final Mitigated Negative Declaration Santa Claus Lane Beach Access and Streetscape Improvements Project (Sept, 2019)

Proposed Development Plan

3823 SCL, LLC. Plans to open Cannabis Dispensary retail store within an established retail space, located at 3823 Santa Claus Lane in Carpinteria. Currently the site at 3823 Santa Claus Lane is improved with 5,331 GSF of commercial space consisting of a garden store, a boutique clothing store and an architect's office with 13 associated parking spaces. These retail and office uses have been at the property for the past ten (10) years.

The development plan of 3823 SCL LLC proposes a change of retail use with the gross square footage of the site remaining the same. The garden store will be replaced with the cannabis dispensary retail and office space with the other existing uses being unchanged. The reconfiguration of the site will provide the required number of parking per zoning, 12 parking spaces including 1 accessible van space on site. Figure 5 below highlights the current and proposed land-uses.

Figure 5 Existing and Proposed Site Land-Use

Land Use	Existing GSF	Proposed GSF
Garden Store	3,546	-
Boutique Clothing	1,069	1,069
Architects Office	581	581
Miscellaneous Office	135	135
Dispensary Retail	-	2,035
Dispensary Office	-	1,511
Parking Spaces	13	12
Total	**5,331**	**5,331**

Site Trip Projections and Future Conditions

Site Trip Projections

The proposed trip generation of the site is summarized in Figure 6. The amount of traffic generated by a development is a function of the size and type of development as well as the existing uses on the site. The trip generation estimates were developed for daily, AM and PM peak hours based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Figure 6 Site Trip Summary

Land-Use	ITE Code	AM Peak Hour			PM Peak Hour			Daily Total	Weekend Peak		
		In	Out	Total	In	Out	Total		In	Out	Total
Garden Store	817	7	2	9	13	12	25	241	35	36	71
Boutique Clothing	876	1	1	2	2	2	4	71	3	3	6
Architects Office	712	1	1	2	1	1	2	9	0	0	0
Miscellaneous Office	712	1	0	1	0	1	1	2	0	0	0
Existing Total		**10**	**4**	**14**	**16**	**16**	**32**	**323**	**38**	**39**	**77**
Dispensary Retail	882	17	4	21	23	22	45	514	37	37	74
Dispensary Office	712	2	1	3	1	3	4	24	0	1	1
Boutique Clothing	876	1	1	2	2	2	4	71	3	3	6
Architects Office	712	1	1	2	1	1	2	9	0	0	0
Miscellaneous Office	712	1	0	1	0	1	1	2	0	0	0
Proposed Total		**22**	**7**	**29**	**27**	**29**	**56**	**620**	**40**	**41**	**81**
Total Net New Site Trips		**12**	**3**	**15**	**11**	**13**	**24**	**297**	**2**	**2**	**4**

As the table highlights, the proposal site development would generate an additional 15 and 24 vehicle trips in the AM and PM peak hours and 4 vehicle trips during the weekend peak hour as compared to the existing conditions at the site. The daily vehicle trip generation would increase by approximately 297 trips on a daily basis.

Background Future Traffic Conditions

For the purposes of this study and in accordance with the County's transportation analysis guidelines, it was assumed that the proposed development would by the year 2023. To develop background traffic forecasts (i.e., future traffic forecasts without the proposed development), a combination of existing traffic and specific growth associated with approved, but unbuilt, developments are created.

Approved Projects

Upon review by County Planning staff, no adjacent approved development projects have been identified to be included as background growth in the development of total future forecasts of traffic volumes within the study area.

Future Traffic Conditions

The study area intersections were analyzed for the weekday afternoon and weekend peak hours under the future conditions utilized Version 11 of the Synchro software. Synchro is based on the Highway Capacity Manual (HCM) methodology including Level of Service (LOS) and average vehicle delay. As shown in Figure 7, all intersections within the study area operate at an overall acceptable level of service (i.e., LOS C or better) during the weekday afternoon and weekend peak hours under 2023 future conditions.

Figure 7 Future Traffic Conditions

Intersection	Control	Delay/LOS	
		PM Peak (2023)	Weekend Peak
Padaro Lane/Via Real	1-Way Stop	8.6/LOS A	11.4/LOS B
Santa Claus Lane/Spindrift	1-Way Stop	11.0/LOS B	9.4/LOS A
Padaro Lane/Santa Claus Lane/U.S.101 SB Ramp	2-Way Stop	9.1/LOS A	8.8/LOS A
Padaro Lane/U.S.101 NB Ramp	1-Way Stop	8.2/LOS A	7.5/LOS A
Santa Claus Lane/ 3823 Driveway	1-Way Stop	11.0/LOS B	9.5/LOS A

Note: LOS based on average delay per vehicle in seconds

According to the *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara, 2018), project-generated traffic is assessed against four threshold criteria to determine a significant traffic impact. The *Environmental Thresholds and Guidelines* states the following as a preface: "It should be noted that the following criteria are guidelines for the majority of potential traffic impacts. The list of criteria is not intended to be all inclusive as the potential for impact may vary depending upon the environmental setting and nature of the project."

A significant traffic impact would occur when any of the following four criteria are met:

1. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by 0.20, 0.15, or 0.10 for an intersection operating at LOS A, B, or F, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E, or F.
2. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
3. Project adds traffic to a roadway that has design features or receives use which would be incompatible with substantial increases in traffic that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
4. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for

intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

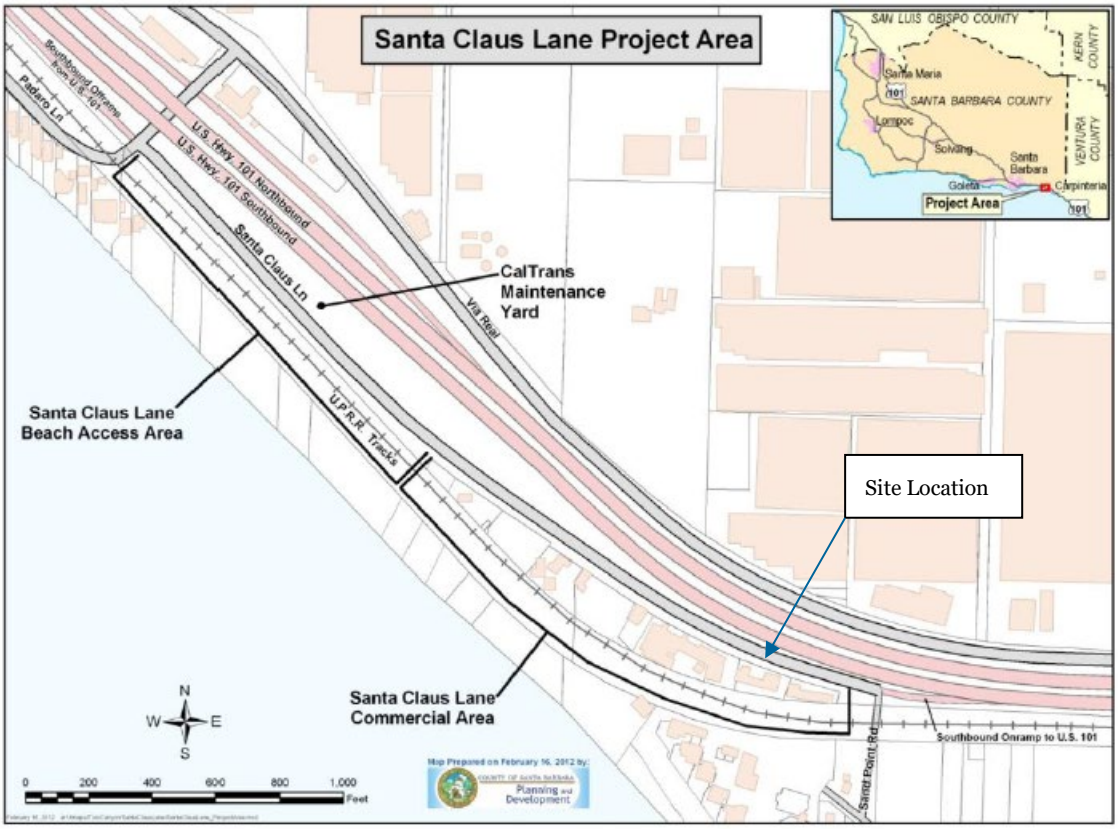
The Santa Claus Lane roadway carries low traffic volumes and currently operates at LOS A and LOS B during weekday and weekends well below the acceptable capacity for a P-3 roadway, as designated in the *Toro Canyon Plan*. Evaluating the site's projected trip generation, the proposed project would not result in significant increases in traffic to the project area during the weekday peak periods. Additionally, the proposed roundabout as part of the Santa Claus Lane Streetscape and Beach Access project would facilitate vehicular movement in the southern portion of the commercial area at the U.S. 101 NB ramp . Therefore, the proposed project does not meet the County's criteria for significant traffic impacts and will not result in the generation of additional vehicular movement which will negatively impact existing traffic load and capacity of the street system.

Site Transportation Demand Management Plan (STDMP)

Site Access

Access to the 3823 Santa Claus Lane site is provided directly from Santa Claus Lane with vehicular parking available in front of and to the rear of the building. Transit access to the site is facilitated by the Santa Barbara Metropolitan Transit District with Route 20 operating along Via Real and the closest stop to the project site being ½ mile away at Via Real and Padaro Lane. The roadway currently includes no crosswalks or bike lanes, and sidewalks are limited to areas in front of the commercial businesses which limits the ability of multimodal access to the site. The proposed Santa Claus Lane Beach Access and Streetscape Improvements will increase accessibility to all users along the corridor including both the beach area and commercial area with a continuous sidewalk, crosswalks and a multi-use path. The multi-use path will connect with the proposed Santa Claus Lane Bikeway. Figure 7 shows the location of the 3823 Santa Claus Lane development.

Figure 8 Site Location



Site Operations

The dispensary will have both a retail and office use at 3823 Santa Claus Lane. Retail hours would be 9:00 A.M to 9:00 P.M 7 days a week with approximately 8-12 employees on site at any one time. Employees will have the ability to park on site as well as encouraged to use transit and/or walk and bike modes. The aforementioned streetscape improvements proposed by the County of Santa Barbara will make access to the site by alternative modes safer and more convenient.

Summary

Based upon the analysis within this transportation study, the conclusions of this study are as follows:

1. The Santa Claus Lane roadway carries low traffic volumes and currently operates at LOS A/B during weekday and weekends well below the acceptable capacity for a P-3 roadway, as designated in the Toro Canyon Plan.
2. Under existing conditions, all intersections within the study area currently operate at an overall acceptable level of service (i.e., LOS B or better) during the morning and afternoon peak hours as per recently completed studies undertaken for the Beach Access and Streetscape Improvements.
3. Currently the site at 3823 Santa Claus Lane is improved with 5,331 GSF of commercial space consisting of a garden store, a boutique clothing store and an architect's office with 13 associated parking spaces. These retail and office uses have been at the property for the past ten (10) years.

4. The development plan of 3823 SCL LLC proposes a change of retail use with the gross square footage of the site remaining the same. The garden store will be replaced with the cannabis dispensary retail and office space with the other existing uses being unchanged. The reconfiguration of the site will provide the required number of parking per zoning, 12 parking spaces including 1 accessible van space on site.
5. The proposed development with changes in land use would generate an estimated 15 net new trips during the AM peak hour, 24 net new trips during the PM peak hour and 297 trips daily.
6. Evaluation of the site's projected trip generation shows that the proposed project would not result in significant increases in traffic to the project area during the weekday peak periods. Additionally, the proposed roundabout as part of the Santa Claus Lane Streetscape and Beach Access project would facilitate vehicular movement in the southern portion of the commercial area at the U.S. 101 NB ramp .

Based upon the current transportation conditions and the future projections, the proposed project does not meet the County's criteria for significant traffic impacts and will not result in the generation of additional vehicular movement which will impact existing traffic load and capacity of the street system. As such, the projected development will not significantly impact the Toro Canyon transportation network and will not result in any inconsistencies with the Toro Canyon's Plan circulation policies.