



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Travis Seawards, Deputy Director, Development Review Division

CONTACT: Shannon Reese, Planner, sreese@co.santa-barbara.ca.us

DATE: March 30, 2021

HEARING: April 7, 2021

RE: **Planning Commission Deliberation Items**
SB Clark, LLC Residential Subdivision (Key Site 3)
13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-0000-00010, 17RDN-00000-00005, 20GOV-00000-00003

1.0 NOVEMBER PLANNING COMMISSION HEARING

During the Planning Commission hearing of November 4, 2020, the Key Site 3 project was continued to January 13, 2021, due to a request by the Planning Commission for additional information regarding:

- Potential for a reduction in project density;
- Potential for a private Chancellor Street maintenance agreement;
- Status of the Chancellor Street gate and how it would be impacted by the project;
- Potential for a safety wall between the proposed primary access road and the Sunny Hills Mobile Home Park (MHP) adjacent to Highway 101;
- Trips added to Clark Avenue and the potential for signalization of the Clark Avenue/Sunny Hills intersection; and
- Fire hazards in the designated open space and how they are addressed and mitigated.

The project was subsequently continued to February 10, 2021, and then to April 7, 2021, to allow additional time for the applicant to explore options for a maintenance agreement with residents along Chancellor Street.

2.0 DENSITY REDUCTION FEASIBILITY

The Planning Commission requested on November 4, 2020, that staff evaluate the feasibility of reduced density alternative. The SEIR identified seven alternatives to the proposed project with

densities and number of units ranging from a no project alternative (160 units in MR-O and three 10-acre single-family rural residential lots in the existing RR-10 zoning with no public open space dedication) to the high build-out alternative (Small Lot Planned Development 7.0 units/acre zoning over 63.5 acres for construction of up to 444 residential units). As analyzed in the SEIR and discussed in the Planning Commission staff report dated October 15, 2020, six of the seven alternatives were found infeasible and rejected; additional discussion regarding rejection of these alternatives is included in Section 2.2 of this memo. Alternative 7, the Shifted Density Project Alternative, was not rejected because it reduces the project footprint and environmental impacts as compared to the project analyzed in the SEIR without reducing the number of housing units. Based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant proposed revisions to the original project consistent with Alternative 7 of the Final SEIR.

Sections 2.1 through 2.3 below include analysis of density reduction in regards to the Orcutt Community Plan consistency, CEQA, and project findings.

2.1 Key Site 3 Background and OCP Consistency

As discussed in the staff report dated October 15, 2020, incorporated herein by reference, the Orcutt Community Plan (OCP) identifies the northern mesa portion of Key Site 3 as most suitable location for higher density development due to its level terrain and proximity to the mobile home park north to the site.

Key Site 3 has site-specific OCP policies and development standards, an analysis of which is contained in Section 6.3 of the Planning Commission staff report dated October 15, 2020. The proposed project is consistent with the Orcutt Community Plan, which states in Policy KS3-2 that “[t]he County shall consider re-designating/rezoning Key Site 3 to PD/PRD 125 units...” when certain conditions related to open space dedication and mitigation of impacts to schools have been met. As discussed in the staff report, these conditions have been met by the recorded agreement between the applicant and Orcutt Union School District, and by the proposed dedication of open space to the County.

The applicant has reduced the number of proposed units from 125 to 119 to reduce environmental impacts, and the proposed open space dedication and clustering of units on the northern mesa area of the site is consistent with the OCP’s planned development for Key Site 3.

2.2 Density Reduction from a CEQA Perspective

The ability to reduce the proposed number of units is further limited by Public Resources Code Section 21159.26 and CEQA Guidelines Section 15041(c), which state that with respect to housing projects, a lead agency shall not reduce the proposed number of housing units as a mitigation measure or alternative to lessen a particular significant environmental effect if another feasible mitigation measure or alternative would provide a comparable reduction in the environmental effect.

As discussed above, five alternatives (Alternatives 1, 2, 3, 5, and 6) with lower density and fewer units than the proposed project were analyzed by staff, however, these alternatives were rejected

due to the incapability of achieving most of the project objectives (Alternatives 1, 2, and 5), increased environmental impacts (Alternatives 1 and 3), or that a lead agency shall not reduce the proposed number of housing for mitigation measures without making a specific additional finding that there are no other feasible, specific mitigation measures or alternatives that would comparably lessen the significant effect of concern (Public Resources Code Section 21159.26 and CEQA Guidelines Section 15041(c)) (Alternative 6).

When all of the alternatives are considered, Alternative 5, the Revised New No Project alternative (Alternative 5) is considered to be the environmentally superior alternative. Pursuant to CEQA Guidelines Section 15126.6(e), if the analysis concludes that the no project alternative is the environmentally superior alternative, the SEIR shall also identify an environmentally superior alternative from the remaining alternatives. The Reduced Project alternative (Alternative 6) would eliminate development within 200 feet of the Highway 101 right-of-way. All lots along the east side of 'Road A' (Outrider Road) would be eliminated, as would the easterly seven lots north of the MR-O area. This would reduce the proposed project analyzed in the SEIR by 51 lots and would reduce the development footprint by 4.16 acres, from 32.6 acres to 28.4 acres. Amongst the remaining alternatives, Alternative 6 would result in the fewest significant and unavoidable (Class I) impacts as compared to both the project evaluated in the SEIR, and to the alternatives analyzed in the OCP EIR. Under this alternative, the project-specific significant and unavoidable (Class I) impacts to Aesthetics/Visual Resources would be reduced to less than significant with mitigation, and Greenhouse Gas Emissions and Noise impacts would be reduced to less than significant. Cumulative impacts to Aesthetics/Visual Resources would remain significant and unavoidable (Class 1). Alternative 6 is environmentally superior overall, since it would not present any new significant impacts that were determined to be less than significant in the analysis of the proposed project nor would it increase the severity of impacts identified for the proposed project.

Public Resources Code Section 21159.26 and CEQA Guidelines Section 15041(c) states that with respect to housing projects, a lead agency shall not reduce the proposed number of housing units as a mitigation measure or alternative to lessen a particular significant environmental effect if another feasible mitigation measure or alternative would provide a comparable reduction in the environmental effect. Implementation of the Reduced Project Alternative would not eliminate the proposed project's significant and unavoidable aesthetic impacts, and mitigation measures/conditions of approval have been identified to reduce other project-related impacts to a less than significant level. Therefore, based on the CEQA requirement to not reduce the number of proposed housing units for impact reduction if the identified impacts can be otherwise reduced to a less than significant level, staff recommends that Alternative 6 (Reduced Project Alternative) not be considered a feasible alternative to the SEIR-evaluated project. Alternative 7, the Shifted Density Project Alternative, was not rejected because it reduces the project footprint and environmental impacts as compared to the project analyzed in the SEIR without reducing the number of housing units. Based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant proposed revisions to the original project consistent with Alternative 7 of the Final SEIR and reduced the number of proposed single-family residences from 125 to 119.

2.3 Density Reduction Related to Project Findings

If the Planning Commission cannot make the findings for the proposed project (Attachment A to the staff memo dated November 3, 2020), staff recommends that the Planning Commission request staff to return with findings for denial of the entire project. Alternatively, the Applicant could elect to revise the project to reduce the number of proposed units and return for reconsideration.

3.0 CHANCELLOR ROAD MAINTENANCE AND GATE

As explained in the Planning Commission hearing on November 4, 2020, P&D and the Planning Commission have limited purview over private easements and private maintenance agreements. The location of a gate structure within a nonexclusive easement, and the possibility that it could exclude the applicant's use of the easement is a private civil issue.

The project applicant has an 80-ft. wide non-exclusive easement over Chancellor Street for ingress, egress, and public road purposes and the gate structure is located within the nonexclusive easement. As stated in the updated Fire condition letter dated March 24, 2021, the existing gate must provide ingress and egress for all Key Site 3 residents. The applicant currently has the gate access code to allow ingress and the gate opens automatically for egress in compliance with the California Fire Code.

The easement in question is not subject to an existing maintenance agreement. A draft agreement between the Chancellor Street neighbors and Applicant was negotiated and prepared but was ultimately not signed or recorded. The land use agent representing the Chancellor Street neighbors indicated by email on March 15, 2021, that the neighbors would not continue to pursue an agreement with the project applicant.

Because there is no existing private maintenance agreement in place, California Civil Code Section 845(b) applies to maintenance of the easement: "If the easement is owned by more than one person, or is attached to parcels of land under different ownership, the cost of maintaining it in repair shall be shared by each owner of the easement or the owners of the parcels of land, as the case may be, pursuant to the terms of any agreement entered into by the parties for that purpose. In the absence of an agreement, the cost shall be shared proportionately to the use made of the easement by each owner."

4.0 ROAD SAFETY AND TRAFFIC

4.1 Safety Barrier Request from Sunny Hills Mobile Home Park

During the Planning Commission hearing of November 4, 2020, Sunny Hills Mobile Home Park (MHP) neighbors raised concerns about the safety of a road located between the eastern MHP boundary and the proposed primary access road. These neighbors requested that the Planning Commission consider requiring a safety wall along the MHP boundary. A safety wall up to eight feet in height in this location could be constructed without a land use permit and would not conflict with LUDC development standards. However, as detailed by staff during the hearing, staff believes that a wall

is not required to mitigate environmental impacts related to Transportation/Circulation, Noise, or Land Use, and there is no policy in the OCP or the LUDC that would require the installation of a wall in this location. If the Applicant proposed such a wall it could be built up to 8 feet in height to comply with Development Standards in LUDC Section 35.30.070, and would require a potential revision to project plans in order to accommodate construction of a wall within the property that the Applicant controls.

4.2 Realigned Access Easement on Key Site 2 East

As discussed in the Memo dated November 3, 2020, the project applicant, SB Clark, LLC, and the property owner of the eastern portion of Key Site 2, Maredand, LLC, renegotiated the access easement over the eastern portion of Key Site 2 to improve site circulation and accommodate future development of the subject parcel. The memo stated that the revised access easement would be recorded with or prior to the Board of Supervisors' Action. Staff requested that the applicant record the easement prior to the Planning Commission's recommendation.

As of March 23, 2021, the owners of Key Site 2 and 3 signed the document, but the owners of the Sunny Hills Mobile Home Park have not. The document is anticipated to be submitted to the Clerk Recorder's Office for recordation prior to April 2, 2021. Regardless of whether the new easement is recorded, the project has adequate primary access via an existing easement over Key Site 2 as discussed in the initial County Planning Commission Staff Report dated October 15, 2020.

4.3 Traffic Study Summary and Intersection Signalization

During the Planning Commission hearing of November 4, 2020, the Planning Commission expressed concerns about traffic impacts and requested explanation of trip calculations and distribution, as well as additional information regarding whether or not signalization of the Clark Avenue/Sunny Hills intersection could be required. The trip calculations and considerations for intersection signalization are summarized below. In summary, staff believes there is no basis to require the proposed project to signalize the Clark Avenue/Sunny Hills intersection. The applicant has privately negotiated with the owners of Key Site 2 West to contribute costs toward future intersection widening and signalization.

Stantec prepared an updated Key Site 3 Traffic and Circulation Study dated November 1, 2019 (Attachment Q). The traffic analysis includes the following traffic scenarios:

- Existing conditions
- Existing plus project conditions
- Cumulative conditions (with approved and pending projects)
- Cumulative conditions plus project conditions
- Buildout conditions

According to the study, the critical roadway segments and all roadways within the study area operate in the Level of Service A (LOS A) range, and all intersections currently operate at LOS C or better during the PM peak hour, which is considered acceptable based on County and Caltrans standards. The proposed 119 clustered single-family homes are projected to add 878 Average Daily

Trips (ADT) and 82 PM peak hour trips. Using trip distribution patterns derived from the Orcutt Traffic Model, project traffic was distributed as follows:

- US 101, North: 35%
- US 101, South: 15%
- Clark Avenue, West: 48%
- Local: 2%

The proposed project is projected to add 421 ADT to Clark Avenue west of Stillwell Road, 439 ADT to Clark Avenue east of Sunny Hills Road, 203 ADT to Chancellor Street, and 675 ADT on Sunny Hills Road south of Clark Avenue. Exhibit 5 of Attachment Q depicts the project trip distribution and project-added trips, while Exhibit 6 depicts existing conditions plus project traffic.

All critical roadway segments will continue to operate at LOS C with the proposed project. The traffic study also analyzed project-generated traffic volumes that were within the existing peak hour traffic volumes, and intersections levels of service were recalculated for existing plus project conditions. This analysis assumed the proposed realignment of Sunny Hills Road, but did not rely on the signalization of the Sunny Hills Road/Clark Avenue intersection. Without the signalization of the intersection, all study-area intersections are expected to operate at LOS C or better under existing plus project conditions.

A traffic signal is required when a warrant is triggered. A warrant is a condition that an intersection must meet to justify signalization of an intersection. According to Will Robertson of Public Works staff and modeling run by the traffic engineer, the proposed project does not trigger a warrant, and therefore is no basis to require signalization of the intersection based on the proposed project. As discussed at the Planning Commission hearing on November 4, 2020, the applicant has privately negotiated with the owners of Key Site 2 West to contribute costs toward future intersection widening and signalization.

The cumulative scenario plus project is analyzed similarly, accounting for Caltrans-approved improvements that have been installed, as well as approved intersection widening and signalization related to the development of Key Site 1, 2, and 4 and the OTIP. The cumulative scenario plus project is shown in Exhibit 9 of Attachment Q.

5.0 FIRE SAFETY

The proposed development will add 119 new residential units in a high fire hazard area. The Orcutt Community Plan includes DevStd BIO-O-1.7, which states that “[d]evelopment adjacent to undeveloped natural open space within high fire hazard areas shall be sited and designed to minimize fire protection activities (e.g., fuel breaks) that may potentially disrupt these areas. Structures shall be sited a minimum of 100 feet from the edge of designated open space areas in the rural area and along the urban/rural corridors (e.g., Orcutt Creek). This setback may be adjusted downward to retain open space vegetation and allow reasonable use of a property. Firefighting equipment access shall be allowed within this setback and landscaping within this area should not impede the use of such equipment. Paved roads and trails may be allowed within the setback area.”

The proposed structures will be set back approximately 150 feet from Orcutt Creek. Fuel breaks will be created by the provision of perimeter roads, trails, and setbacks, as well as further provisions included in the required Fire/Vegetation Management Plan (Condition No. 38, Attachment B.2 to the memo dated November 3, 2020). The required Fire/Vegetation Management Plan is conditioned to comply with all County Fire Development Standards and provide methods, timetables, and maintenance schedules for controlling, changing or modifying areas on the property. The plan must include removal of dead vegetation, litter, certain ground fuels, and ladder fuels as well as the thinning of live trees. The plan will require approval by the Fire Department prior to construction, and maintenance will be the responsibility of the HOA outside of the identified building envelopes. Maintenance schedules and responsibilities will be noted in the CC&Rs as well.

In the designated open space area, an Open Space Management Plan detailing fuel management requirements must also be prepared by the applicant pursuant to Condition No. 16 (Attachment B.2 the memo dated November 3, 2020). Staff met with County Parks and the applicant on November 18, 2020, to discuss methods for fuel management and ongoing maintenance of the open space. Interim grazing and a schedule for firebreak maintenance near the interface of open space and proposed development were identified by the applicant and County Parks staff as feasible methods for fuel management.

Beyond vegetation management, the project is conditioned (Condition No. 39, Attachment B.2 to the memo dated November 3, 2020) to require all building materials, including fencing, to be constructed with fire resistant materials. Mitigation measures for the project also include requirements for the use of fire-resistant landscaping and defensible space features. As described in Section 4.5, *Fire Protection* of the SEIR, standard Fire Department requirements such as road naming requirements, address number standards, hydrant requirements, and review of site circulation and design of secondary internal Emergency Vehicle Access (EVA) roads would apply to the proposed project, and would ensure adequate emergency access and reduce the risk from wildland fires.

6.0 CONDITIONS OF APPROVAL

Conditions of approval were edited for specificity and clarity, including BIO-1(a), BIO-3(b), FP-1(a), GHG-1, and WR-2(b). Updated language can be found in Attachments B.1 through B.3.

7.0 RECOMMENDATIONS AND PROCEDURES

Staff recommends that the Commission take the following actions:

1. Recommend that the Board of Supervisors make the required findings for approval of the project, Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005, as specified in Attachment A of the memo dated November 3, 2020, including CEQA findings.

2. Recommend that the Board of Supervisors certify the Subsequent Environmental Impact Report (14EIR-00000-00007) as modified by the SEIR Revision Letter dated September 1, 2020 (Attachment L to the staff report dated October 15, 2020) and the SEIR Revision Letter Memo dated November 2, 2020 (Attachment P to the memo dated November 3, 2020); and adopt the mitigation monitoring program contained in the conditions of approval for Case Nos. 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005 (Attachments B.1 through B.3 to the memo dated November 3, 2020).
3. Adopt the resolution in Attachment I (to the staff report dated October 15, 2020) recommending that the Board of Supervisors adopt a resolution (13GPA-00000-00005) to amend the Orcutt Community Plan (OCP), as follows:
 - a. Amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on the subject parcel from Residential Ranchette to Planned Development; and,
 - b. Amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and the OCP PRT Map (draft ordinance included as Attachment I to the staff report dated October 15, 2020);
4. Adopt the resolution recommending that the Board of Supervisors approve a rezone (13RZN-00000-00001) changing the zone district on APN 129-151-026 from RR-10 to PRD (draft ordinance included as Attachment H to the staff report dated October 15, 2020);
5. Recommend that the Board of Supervisors approve Case No. 13TRM-00000-00001 (as amended by the memo dated November 3, 2020 to revise proposed primary access) subject to the conditions of approval included as Attachment B.1 of the memo dated April 7, 2021;
6. Recommend that the Board of Supervisors approve Case No. 13DVP-00000-00010 (as amended by the memo dated November 3, 2020 to revise proposed primary access) subject to the conditions of approval included as Attachment B.2 of the memo dated April 7, 2021;
7. Recommend that the Board of Supervisors approve Case No. 17RDN-00000-00005 subject to the condition of approval included as Attachment B.3 of the memo dated April 7, 2021; and
8. Direct staff to transmit the Comprehensive Plan conformity report required by Government Code Section 65402(a) to the General Services Department, Real Property Division, and the Board of Supervisors. The County Planning Commission Staff Report dated October 15, 2020, the subsequent memos dated November 3, 2020 and March 30, 2021; and the letter reflecting the County Planning Commission's action shall constitute the required report for the applicant's proposed open space dedication to the County.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

8.0 NEW AND REVISED ATTACHMENTS

B. Conditions of Approval with Updated County Fire Condition Letter

Q. Key Site 3 Residential Project Traffic and Circulation Study dated November 1, 2019

cc: Case File (to Planner)
Hearing Support

ATTACHMENT B.1: REVISED CONDITIONS OF APPROVAL

SB Clark, LLC (Key Site 3) Vesting Tentative Tract Map

Case No. 13TRM-00000-00001 / TM 14,801

Date: April 7, 2021

I. PROJECT DESCRIPTION

1. **Proj Des-01 Project Description.** This Tract Map is based upon and limited to compliance with the project description, the hearing exhibits marked A-Q, dated April 7, 2021, 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 proposed project is a request by SB Clark, LLC owners, for approval of Vesting Tentative Tract Map (TM 14,801) (VTTM). The proposed project includes the following components:

- The development of 119 single-family detached, small-lot residential units, clustered on the northern portion of the project site;
- 113.5 acres of public and private open space (82% of the total project site), including the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use trails, landscaped basins, and areas of natural and restored habitat on hillsides and creeks;
- A two-lot subdivision of a 8-acre portion of the site that was rezoned to MR-O in February of 2009 as part of the Housing Element Focused Rezone Program. The subdivision would establish the exterior boundaries of the MR-O zone district and establish infrastructure for the 160 approved multi-family units;
- Approval of a total of 134 lots on Key Site 3, as shown in Table 1 below.

The VTTM would subdivide 138.6 acres into a total of 134 lots: 1) 119 residential lots ranging in size from 3,126 gross sq. ft. to 13,287 gross sq. ft.; 2) three lots for private roads totaling 4.3 acres; 3) one lot for a public road totaling approximately 3.50 acres; 4) eight lots for private open space totaling approximately 22.5 acres; 5) one lot for public open space to be dedicated to the County totaling approximately 91 acres; and 6) 2 lots totaling 8 acres for future development on property zoned MR-O.

Use	Number of Lots	Acreage
Roads (Public and Private), Driveways, Sidewalks, Paths & Swales	4	7.8
Public Open Space	1	91.0
Private Open Space	8	22.5
Condominium Lots (MR-O)	2	8.0
Single-family Cluster Homes and Private Yards	119	9.3

Total	134	138.6
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In accordance with the OCP, primary access to the site will be provided via a new road off of Clark Avenue and through Key Site 2 to the north. The renegotiated access easement through the eastern portion of Key Site 2 (as discussed in the memo dated November 3, 2020) will be recorded prior to the Board of Supervisors' action. In addition, a secondary access road will be linked to Chancellor Street (a private road) which connects to Stillwell Road. The applicant has an easement over Chancellor Street for access and public utility purposes. Access to the project site from Chancellor Street will require the construction of a clear span bridge over Orcutt Creek. Water will be provided by Golden State Water Company. Sewer service will be provided by Laguna County Sanitation District. Electrical service will be provided by PG&E, gas service by SoCalGas, telephone by Verizon, and digital services by Comcast.

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

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

II. MITIGATION MEASURES FROM 14-EIR-07

Aesthetics/Visual Resources

3. **AES-1(a). Architectural and Landscape Guidelines.** The owner/applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall incorporate the guidance from the applicable OCP Development Standards (DevStds VIS-O-1.1, VIS-O.3.1, VIS-O-3.4, KS3-14 through KS3-17, KS3-19 through KS3-21, etc.) and include clear criteria and requirements to guide the design, layout, and landscaping of all residential development consistent with the performance standards below. All future development shall comply with the Guidelines.

- Tract landscaping. Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping guidelines shall describe the following elements:
 - Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, and shall provide screening along the project perimeters;

- Only natural fiber, biodegradable materials shall be used;
- Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space;
- Fire-resistant vegetation shall be used in tract landscaping.
- Individual House Landscaping. Landscaping Plans for the front yards of individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants that are drought-tolerant native and/or Mediterranean type species. Only natural fiber, biodegradable materials shall be used for plantings.
- Architectural Guidelines. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls. Color combinations used on individual home roofs, walls, and facias shall be selected as to avoid high contrast, such as very dark brown adjacent to white. Roof vents shall be the same earthtone shade as the surrounding roof surface. Materials shall be denoted on building plans.

Plan Requirements and Timing. The owner/applicant shall submit Design Guidelines to P&D and the Board of Architectural Review for review and approval prior to final map recordation. Guidelines shall be recorded with the final map for the tract. A copy of the Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. Common area/tract landscaping shall be installed prior to occupancy clearance for the first single family dwelling. A landscape plan in conformance with the approved Guidelines shall be reviewed and approved prior to issuance of Zoning Clearance for individual lot development. The Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring.** For both common area/tract and individual house projects, P&D compliance monitoring staff shall inspect for compliance with the approved landscaping plans prior to occupancy clearance.

4. **AES-1(b). Graffiti Control.** A Homeowner's Association, owner/applicant or successor shall clean up any graffiti on sound walls in the project site within 72 hours of discovery. If there is a continued problem with graffiti and/or if it not removed within the stated time, as determined by P&D, a plan for preventing recurrence shall be submitted to P&D for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint.

Plan Requirements and Timing. This condition shall be printed on final subdivision improvement plans and included in the project's CC&Rs. A graffiti prevention plan shall be submitted and complied with by the owner/applicant or Homeowners Association upon determination of need by P&D.

Monitoring. P&D shall review plans and CC&Rs for conformance prior to final map clearance. P&D shall also site inspect and respond to complaints.

5. **AES-2. Landscaping Plan.** The project applicant shall develop a County-approved landscape plan for the buffer zone between on-site residential development and U.S. 101 prior to final map recordation. Landscape plans for the project shall consist of predominantly drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. 101. Landscaping shall incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall in the buffer zone between on-site residential development and U.S. 101. Parking areas shall include a minimum of 15% of their area in landscaping. In order to provide visual relief, glare reduction, and shade, large-canopy trees are recommended. Landscaping shall incorporate drought-tolerant or native vegetation to screen the project site from surrounding sensitive land uses.

Plan Requirements and Timing. The applicant shall submit the landscape plan to P&D for review and approval prior to final map recordation. Landscape Plan Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring.** P&D shall review plans and CC&Rs for conformance prior to final map clearance.

Biological Resources

6. **BIO-1(d) Landscaping Plan.** The project landscape plan shall indicate the locations and species of plants to be installed throughout the development, including areas adjacent to open space. Drought tolerant, locally native plant species shall be selected in consultation with a qualified biologist. Invasive non-native plant species that occur on the California Invasive Plant Council Lists shall not be permitted. Species selected for planting in setbacks shall be similar to those species found in adjacent native habitats.

Plan Requirements and Timing. The landscape plan shall be submitted to P&D for review and approval prior to final map clearance. **Monitoring.** P&D compliance monitoring staff shall inspect the site prior to occupancy to ensure compliance.

7. **BIO-3(a) Development Restriction.** The owner/applicant shall restrict trail development within the Open Space Area to the minimum area necessary to construct the planned trails. All trails and bicycle paths shall be sited and designed to minimize erosion and removal of native vegetation and to encourage sustainable low maintenance. To the maximum extent feasible, trails shall follow existing dirt roads and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species and be generally consistent to the revised Orcutt Community Plan Parks, Recreation and Trails Map approved by the Board of Supervisors. Bicycle path construction shall avoid removal of riparian vegetation to the maximum extent feasible.

Plan Requirements and Timing. Consistent with the proposal in the project description, the owner/applicant shall dedicate the 91-acre open space to the County for open space and public trails purposes, as identified on the approved Development Plan and Tentative Tract Map, and shall construct the trail system including fencing and signage and any necessary trail structures

to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and the County Community Services Department, Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Orcutt Community Facilities District, would assume maintenance responsibility. Prior to recordation of the final map: (1) The owner/applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by Planning and Development (P&D) and Community Services Department - Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the owner/applicant to P&D for review and approval. Timing: The trail system shall be constructed as part of initial tract improvements and completed prior to the issuance of occupancy clearance for dwellings along the perimeter of the open space. **Monitoring.** P&D Permit Compliance staff and Parks Division staff shall monitor trail and bikepath installation in accordance with the approved plans.

Cultural Resources

8. **CR-1(a) Avoidance of CA-SBa-3812H and CA-SBa-3813H.** Development within 25 feet of the boundaries of CA-SBa-3812H and CA-SBa-3813H shall be avoided. If impacts to all or any of these resources cannot be avoided, as determined by the owner/applicant with concurrence from P&D staff, then the recommendations presented in the 2006 Heritage Discoveries report shall be implemented as described in Table 4.4-1 of this EIR and in accordance with Mitigation Measure CR-1(c) (incorporates OCP EIR ARCH-3 and modification of OCP EIR KS3-HA-1). **Plan Requirements and Timing.** Prior to final map clearance, the owner/applicant shall conduct Extended Phase 1 testing as necessary for CA-SBa-3812H and CA-SBa-3813H, (to be determined in consultation with P&D) to define site boundaries with respect to proposed development. Prior to final map clearance, the owner/applicant shall submit for P&D approval a revised site plan that avoids grading and development within the sites and a 25-foot buffer. **Monitoring.** P&D shall review revised grading and improvement plans and verify that avoidance of the site and the buffer area is achieved. P&D shall field check development operations to ensure compliance with avoidance requirements.

III. CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,801

9. **Landscp-01a Landscape for Life.** The HOA shall maintain common area project tract landscaping for the life of the project. The HOA or designee shall permit the County to conduct site inspections a minimum of one time per year for 5 years and once per year beyond that if determined to be necessary by P&D. **Timing:** Prior to map recordation issuance, the Owner/Applicant shall record CC&Rs that state the condition requirements above and note the requirements of AES-1(a). P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.
10. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions and agreements associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of

the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

- 11. Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.
- 12. Map-01b Maps-Not Retroactive.** If Zoning Clearances are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued permit.
- 13. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Final Map, the Owner/Applicant shall submit a Final Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
- 14. Map-06 Title to Common Space.** Title to the private common open space areas shall be held by a non-profit association of all homeowners within the single-family dwelling project areas or other non-profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.
- 15. Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for:
 1. Common area landscaping / irrigation;
 2. Storm Water Quality Management Plan components;
 3. Vegetation management of areas outside of the identified building area required for fire safety;
 4. Maintenance of required signage;
 5. Two-year maintenance of trails;
 6. Graffiti control;
 7. Required signage;
 8. Compliance with approved Architectural and Landscape Guidelines for tract landscaping and shared amenities;
 9. Compliance with conditions of approval herein (Attachments B.1, B.2 and B.3) that reference HOA responsibilities.

The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project, including, but not limited to:

- a. Compliance with approved Architectural and Landscaping Guidelines;
- b. Wildlife avoidance measures;
- c. Lighting restrictions;
- d. Drought tolerant landscape;
- e. Restrictions on tree removal;
- f. Recycling requirements;
- g. Restrictions on water softeners;
- h. Air Quality Greenhouse Gas requirements.

The Association shall be established before the homes are sold, Membership in the Association shall be mandatory for each home buyer and any successive buyer, and the Association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other common facilities

Homeowners shall pay their pro rata share of all costs of the Association and the assessment levied by the Association can become a lien on the property, and the Association shall be able to adjust the assessment to meet changed needs.

The CC&R language is subject to approvals from P&D and County Counsel. In addition, the CC&Rs shall include note that reads as follows: "IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain County approval for amendments to any CC&R provision related to project requirements. All owners shall maintain property in compliance with all conditions of approval for the project."

16. Map-08 Water and Sewer Connections. If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.

17. Map-10 Public Utility Easements. Prior to Recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Final map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.

18. Map-11 Electrical Utilities. Electrical utilities shall be installed underground.

19. NPDES-17 Storm Water Retention-Residential Project. The Owner/Applicant shall specify the following in the CC&Rs: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **Timing:** The Owner/Applicant shall complete the required recordation of the CC&Rs with this notification prior to final map clearance.

20. HOUS-07 In-Lieu Fees (projects that include only residential lot subdivision). The Owner/Applicant shall pay in-lieu fees for affordable housing units in compliance with the provisions of Sections 46A-4(b) and (c) of the County Inclusionary Housing Ordinance (Ordinance No. 4855). In-lieu fees shall be paid prior to map recordation.

The County determined the amount of the in-lieu fees based on the fees in effect at the time the application was deemed complete for a 119-unit project in the Santa Maria Housing Market Area. The in-lieu fees total \$275,485.00 as shown in the following table:

Income Level	Requirement	Number Units Required	In-Lieu Fees Per Unit	In Lieu Fees Per Income Level
Very Low	2.5%	2.975	\$72,300	\$46,300.00
Low	2.5%	2.975	\$72,300	\$46,300.00
Moderate	0%	-	-	-
Workforce	0%	-	-	-
Total	5%	5.95	\$72,300	\$275,485.00

Timing: The Owner/Applicant shall pay the fees to the County Housing and Development Division prior to map recordation for the project. If the Owner/Applicant has appealed the fees and been granted a fee reduction, map recordation must occur within sixty (60) days of the reduced in-lieu fee payment. P&D planning staff shall obtain written clearance from HCD, using the HCD Project Approval Form, prior to map recordation.

21. Offer to Dedicate. In accordance with the project description proposed by the applicant, Lot No. 129 shall remain in natural, undeveloped open space consistent with the project description and project plans. No development except multiuse trails, bikeways, detention basins, signage, landscaping and irrigation shall be permitted within this area as specified in the project description and conditions of approval. The developer shall be responsible for the construction of identified improvements and maintenance of the open space for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. The applicant’s offer of dedication of Lot No. 129 to the County as public open space shall identify the Orcutt Community Facilities District as responsible for maintenance and funding. **Plan Requirements and Timing:** Prior to map recordation, (1) the applicant shall submit an offer to dedicate Lot No. 129 as public open space including trail system

plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility for review and approval by Planning and Development (P&D), Parks Department and County Counsel, (2) submittals shall be reviewed and, if consistent with the project description, project plans, and conditions of approval, approved by Planning and Development (P&D), Parks Department and County Counsel, (3) the offer to dedicate shall be executed and submittals shall be docketed by P&D with the Board of Supervisors for acknowledgment pursuant to Government Code 7050; and (4) the Applicant or a successor in interest shall record the offer to dedicate prior to or concurrent with map recordation. The offer to dedicate shall also be reflected on the map. **Monitoring:** P&D will ensure that the offer to dedicate Lot No. 129 is stated on the map and that the other requirements for the offer to dedicate are satisfied prior to map recordation.

IV. COUNTY RULES AND REGULATIONS

- 22. Rules-01 Effective Date-Not Appealable to CCC.** This Vesting Tentative Tract Map shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit [LUDC §35.82.020].
- 23. 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.
- 24. 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.
- 25. Rules-06 Recorded Map Required.** Tentative Map 14,812 shall be recorded prior to issuance of any permits for development, including grading.
- 26. 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.
- 27. Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Map.
- 28. Rules-23 Processing Fees Required.** Prior to recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

29. Rules-25 Signed Agreement to Comply. Prior to recordation, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. This form may be obtained from the P&D office. Owners of lots resulting from this land division shall record such agreements prior to zoning clearance issuance for future development.

30. Rules-29 Other Dept Conditions. Compliance with Departmental/Division letters required as follows:

- a. Fire Department dated March 24, 2021
- b. Flood Control Water Agency dated September 18, 2015
- c. Community Services Department, Parks Division dated August 28, 2020
- d. Transportation Division dated September 7, 2020
- e. Project Clean Water dated November 16, 2017
- f. Laguna County Sanitation District dated August 21, 2020 (summarizing letters from November 14 through December 11, 2019)
- g. County Surveyor's Office dated July 25, 2013
- h. Environmental Health Services dated December 22, 2017

31. Rules-31 Mitigation Monitoring Required. The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
- b. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
- c. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from the Final Subsequent Environmental Impact Report 14-EIR-07;
- 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.

32. 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.

- 33. Rules-36 Map/LLA Expiration.** This Tentative Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
- 34. 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.
- 35. Special Condition - Supplemental Water.** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. Plan Requirements & Timing: Prior to zoning clearance, the applicant shall provide proof of purchase of supplemental water from the City of Santa Maria.
- 36. Map-14 Annexation.** The property subject to the tentative parcel map shall be annexed into the North County Lighting District and the Orcutt Community Facilities District prior to recordation of the Final Map.

ATTACHMENT B.2: REVISED CONDITIONS OF APPROVAL

SB Clark, LLC (Key Site 3) Development Plan

Case No. 13DVP-00000-00010

Hearing Date: April 7, 2021

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked A-P, dated April 7, 2021, 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:

An application for a Development Plan has been submitted pursuant to Section 35.82.080 of the County Land Use and Development Code. The Development Plan provides the necessary details of site development in the area proposed to be rezoned Planned Residential Development. The project proposes to develop 119 single-family units with a small lot, detached cluster home product on the northern portion of the site. Approximately 113.5 acres (82%) of the site is proposed as open space. The open space area includes the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use and hiking trails, landscaped basins, and natural and restored habitat on hillsides and along the creek. Approximately 91 acres (66%) of the project site would be dedicated to the County as public open space. This section describes the proposed Key Site 3 project components, including the Mesa Neighborhood, parks and trails, affordable housing in-lie fees, lighting and fencing.

A. Project Components.

The Development Plan provides the necessary details of site development in the area proposed to be rezoned Planned Residential Development (PRD) and developed with 119 single-family homes. This section describes the proposed Key Site 3 project components, including the Mesa Neighborhood, parks and trails, affordable housing in-lieu fees, lighting and fencing.

Mesa Neighborhood. The PRD portion of the upper mesa adjacent to the Sunny Hills Mobile Home Park will be developed with 119 detached single-family homes, parks, trails, and other supporting improvements. Of the 119 homes, 14 will be single-story homes located on the project perimeter adjacent to the existing mobile home park to the north and single-family homes to the west. The remaining 105 homes will be one- or two-story

homes ranging in size from approximately 1,100 sq. ft. to 1,600 sq. ft. All of the single-family homes will have enclosed garage parking for two vehicles.

Parks and Trails. The proposed project includes recreational amenities such as bluff top parks and trails; dual use parks and detention basins; and the portion of the OCP trail system within the Key Site 3 boundary. This will include a public multi-use trail that will follow the primary access to Key Site 2 to the north and connect to a future trail on Key Site 2. The project also includes approximately 91 acres (66%) of the project site would be dedicated to the County as public open space. The applicant would construct all of the onsite trails depicted on the project plans, including those proposed in the public open space areas. Additional features for public use include bicycle and vehicle parking, as well as a trailhead staging area for added convenience, safety and accessibility. The public multi-purpose recreational trails will be maintained by the County after two years of applicant maintenance. The County will have a perpetual easement over the onsite private trails and roads necessary for the public to access the public multi-use trails, paths and parking areas.

Affordable Housing. The proposed project does not include affordable housing units, and will comply with County's affordable housing requirements by paying in-lieu fees.

Fencing. The project will use a number of different fencing designs and materials. Privacy fencing along the rear and side yards of homes will be wood. Tubular steel fences will be placed in park areas along the tops of slopes. A post and rail fence with wire mesh will be used around the drainage basins.

Lighting. All exterior lighting features within 100 feet of open space will include installation of hoods to prevent "spill over" into adjacent habitat areas. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. The use of high-intensity flood lights on residential lots is prohibited, and all residential lighting will be shielded and directed downward. Street lighting is required and must conform to the Conditions of Approval herein and to IES, RP-08 standards.

Homeowners' Association (HOA). The development will include the formation of an HOA and the establishment of Conditions, Covenants, and Restrictions (CC&Rs) that will govern the HOA. CC&Rs will delineate maintenance responsibilities and require compliance with Conditions of Approval.

B. Infrastructure/Access Components. This section describes infrastructure (including roadways and grading) proposed within the project area.

Roadway Access & Improvements. Primary access to the site will be provided via a new road off Clark Avenue and through Key Site 2, along the renegotiated easement in the eastern portion of Key Site 2, as discussed in the memo dated November 3, 2020. In addition, a secondary access road will connect to Chancellor Street (a private road) to provide access to Stillwell Road. The applicant has an easement over Chancellor Street for access and public utility purposes. Secondary access to the project site would include the construction of a clear span bridge over Orcutt Creek with foundation work outside of the floodway.

With the exception of 'Road A' (Outrider Road) which would provide public access to the proposed trailhead parking, all new roads within the subdivision would be private roads maintained by the project HOA. Roads would be two-lane with ROWs varying from 28 feet to 56 feet in width. In most cases, roads would have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road; trail and sidewalk locations are depicted in Attachment D. Shared driveways serving the mesa area cluster homes would be between 20 and 26 feet in width, and sidewalks would be provided in the courtyard areas for the 119 small lot detached cluster homes.

The existing intersection of Chancellor Street and Stillwell Road consists of an 'L'-shaped standard return. Stillwell Road follows a north-south alignment while Chancellor Street travels east-west. There is an existing private road to 5550 Stillwell Road that connects at the southern side of the intersection. The project proposes to improve the intersection to include a 'knuckle' at the southwest corner of the intersection to increase vehicle sight lines. The centerline radius would be increased from 46' to 61'. Re-grading of the intersection to construct this knuckle would require a 2' maximum height wall on the north side of the intersection and a 3' maximum height wall on the south side respectively. All grading would be confined to the right-of-way.

Proposed grades at the connection to 5550 Stillwell Road would match existing grades. Beyond the curb knuckle, the proposed improvements along Stillwell Road would transition back to the existing pavement. Chancellor Street would require minor widening and paving along its northerly edge of approximately two (2) feet. The gate at the intersection of Chancellor Street and Hamilton Lane may remain in place. However, in order to meet County Fire Department requirements for secondary access, ingress and egress for Key Site 3 residents must be provided. Subsurface improvements include the construction of a sanitary sewer to service Key Site 3 via Oak Brook Lane. The existing pavement over the sewer trench would be repaired per the County's recommendations. Native drought-tolerant hydroseeding with temporary irrigation would be installed on graded slopes.

Parking. Consistent with County parking requirements, all of the single-family homes would have enclosed garage parking for two vehicles. On-street visitor parking would also be provided. In addition, public parking spaces for access to the public multi-use trails would be provided at the terminus of the proposed public road 'Road A' (Outrider Road), which will parallel Highway 101.

Water Infrastructure. There is no existing water infrastructure on Key Site 3. Water utility connections to the existing Golden State Water Company offsite infrastructure would be constructed in two places along the project's western boundary (at Oakbrook Lane and Chancellor Street). The proposed water system for the project would consist of a 12-inch diameter supply main through the northern portion of the project site, effectively completing an 8-inch diameter piping system for residential service. All water lines would be located under the public right-of-way, residential streets, or contained within public utility easements traversing the property. The applicant has entered into an agreement with the City of Santa Maria to purchase 200-acre feet of supplemental water annually for the project.

Wastewater Infrastructure. There is no existing wastewater infrastructure on Key Site 3. Existing nearby infrastructure includes the 10-inch diameter Solomon Creek Trunk Sewer. Sewer service for the project would be supplied to the proposed project through a connection to the existing Laguna County Sanitation District (LCSD) facilities. The proposed sewer collection system would consist of 6-inch and 8-inch PVC pipes routed to a 10-inch PVC pipe that would carry all site flow across Oak Brook Lane to Stillwell Road. This 10-inch collector pipe would then connect to the 10-inch Solomon Creek Trunk Sewer at Stillwell Road. The proposed collection system would conform to LCSD Standard Specifications for the Construction of Sanitary Sewers. Proposed improvements would be dedicated to LCSD for management and future maintenance.

Drainage Infrastructure. The vast majority of the site drains to the basin proposed near the center of the property, while a small portion at the westerly edge of the site drains to the proposed basin near Chancellor Street (see Tentative Map for exact locations). All drainage from the site would be collected with catch basins, routed with storm drain pipes and stored in the basins. All drainage from the site would ultimately be directed to Orcutt Creek, consistent with the current undeveloped drainage pattern. In accordance with Santa Barbara County Flood Control Standards, drainage generated from development on the site would be attenuated through two detention basins and/or catch basins prior to discharging to Orcutt Creek. Additionally, basins have been designed to infiltrate the 95th percentile storm event for water quality purposes as suggested by the Regional Water Quality Control Board.

Grading. The proposed project would require extensive grading operations. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. Grading would also be required for the new primary access road through Key Site 2, and at the Stillwell Road/Chancellor Street intersection. On a development-wide basis, grading operations would result in approximately 154,350 cu. yd. cut, and 154,350 cu. yd. fill, with no net import or export.

C. Project Phasing. The proposed project is designed to be developed in one phase.

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

II. MITIGATION MEASURES FROM 14-EIR-07

Aesthetics/Visual Resources

3. **AES-1(a). Architectural and Landscape Guidelines.** The owner/applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall incorporate the guidance from the applicable OCP Development Standards (DevStds VIS-O-1.1, VIS-O.3.1, VIS-O-3.4, KS3-14 through KS3-17, KS3-19 through KS3-21, etc.) and include clear criteria and requirements to guide the design, layout, and landscaping of all residential development consistent with the performance standards below. All future development shall comply with the Guidelines.

- Tract landscaping. Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping guidelines shall describe the following elements:
 - Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, and shall provide screening along the project perimeters;
 - Only natural fiber, biodegradable materials shall be used;
 - Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space;
 - Fire-resistant vegetation shall be used in tract landscaping.

- **Individual House Landscaping.** Landscaping Plans for the front yards of individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants that are drought-tolerant native and/or Mediterranean type species. Only natural fiber, biodegradable materials shall be used for plantings.
- **Architectural Guidelines.** Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls. Color combinations used on individual home roofs, walls, and facias shall be selected as to avoid high contrast, such as very dark brown adjacent to white. Roof vents shall be the same earthtone shade as the surrounding roof surface. Materials shall be denoted on building plans.

Plan Requirements and Timing. The owner/applicant shall submit Design Guidelines to P&D and the Board of Architectural Review for review and approval prior to final map recordation. Guidelines shall be recorded with the final map for the tract. A copy of the Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. Common area/tract landscaping shall be installed prior to occupancy clearance for the first single family dwelling. A landscape plan in conformance with the approved Guidelines shall be reviewed and approved prior to issuance of Zoning Clearance for individual lot development. The Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring.** For both common area/tract and individual house projects, P&D compliance monitoring staff shall inspect for compliance with the approved landscaping plans prior to occupancy clearance.

- 4. AES-1(b). Graffiti Control.** A Homeowner's Association, owner/applicant or successor shall clean up any graffiti on sound walls in the project site within 72 hours of discovery. If there is a continued problem with graffiti and/or if it not removed within the stated time, as determined by P&D, a plan for preventing recurrence shall be submitted to P&D for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint.

Plan Requirements and Timing. This condition shall be printed on final subdivision improvement plans and included in the project's CC&Rs. A graffiti prevention plan shall be submitted and complied with by the owner/applicant or Homeowners Association upon determination of need by P&D.

Monitoring. P&D shall review plans and CC&Rs for conformance prior to final map clearance. P&D shall also site inspect and respond to complaints.

5. **AES-2. Landscaping Plan.** The project applicant shall develop a County-approved landscape plan for the buffer zone between on-site residential development and U.S. 101 prior to final map recordation. Landscape plans for the project shall consist of predominantly drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. 101. Landscaping shall incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall in the buffer zone between on-site residential development and U.S. 101. Parking areas shall include a minimum of 15% of their area in landscaping. In order to provide visual relief, glare reduction, and shade, large-canopy trees are recommended. Landscaping shall incorporate drought-tolerant or native vegetation to screen the project site from surrounding sensitive land uses.

Plan Requirements and Timing. The applicant shall submit the landscape plan to P&D for review and approval prior to final map recordation. Landscape Plan Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring.** P&D shall review plans and CC&Rs for conformance prior to final map clearance.

Air Quality

6. **AQ-3 Indoor Air Pollution.** *Removed by SEIR Revision Letter*

Biological Resources

7. **BIO-1(a) Sensitive Habitat Restoration Plan** (modification of OCP EIR Mitigation Measures BIO-3 and BIO-3.2). To mitigate for effects on sensitive vegetation from the project, from development of Key Site 3, including the span bridge and multi-use trail, the owner/applicant shall hire a qualified biologist to develop a Habitat Restoration Plan with the goal of restoring up to 0.12 acre of Central Coast Live Oak Riparian Forest and 0.02 acre of Central Dune Scrub at a minimum ratio of 2:1 (habitat restored to habitat impacted). The Habitat Restoration Plan shall be implemented for a period of not less than five years, or until restoration has been completed successfully as determined by P&D. Off-site habitat acquisition and off-site restoration and/or enhancement may be considered if onsite restoration is not feasible as determined by a County-approved biologist as long as the off-site proposals result in equal compensatory value (i.e. south of Orcutt Creek and within the Orcutt Planning area). The Habitat Restoration Plan shall include, at a minimum, the following components:

- Description of the project/impact site (i.e. location, responsible parties, areas to be impacted by habitat type);
- Goal(s) of the compensatory mitigation project [0.12 acre of Central Coast Live Oak Riparian Forest and 0.02 acre of Central Dune Scrub to be restored at a minimum ratio of 2:1 (habitat restored to habitat impacted); specifically the restored habitat areas shall include the plant species identified in the Final SEIR in the Central Coast Live Oak Riparian Forest and Central Dune Scrub identified on Key Site 3 or appropriate to the off-site mitigation area.
- Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);
- Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);
- Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule);
- Monitoring plan for the compensatory mitigation-site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);
- Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type;
- An adaptive management program and remedial measures to address negative impacts to restoration efforts;
- Notification of completion of compensatory mitigation and agency confirmation; and
- Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).

Plan Requirements and Timing. The Habitat Restoration Plan shall be submitted to P&D for review and approval prior to issuance of Zoning Clearance for tract grading. If habitat restoration is to take place off-site, the above requirements shall also apply, and, in addition, proof of purchase or an easement controlling off-site acreage shall also be submitted to P&D prior to issuance of Zoning Clearance. **Monitoring.** The restoration shall be monitored by a P&D qualified biologist for five years. P&D shall oversee implementation of the Habitat Restoration Plan to ensure that monitoring by a P&D qualified biologist is conducted on a yearly basis, and a final restoration site inspection is conducted upon completion of the Habitat Restoration Plan.

8. BIO-1(b) Oak Tree Avoidance. (Modification of Mitigation KS3-BIO-2 in OCP EIR). The owner/applicant shall modify the proposed development to either incorporate and/or avoid oak trees or their driplines. The following shall be graphically depicted on all final grading and building plans:

- The location and extent of driplines for all trees and the type and location of any fencing.
- Development shall be located 25 feet outside of the driplines of all preserved oak trees. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
- Paving shall be a pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of the dripline of an oak tree, except on bridges over Orcutt Creek.
- Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to the issuance of Zoning Clearance. A County-approved arborist/biologist shall oversee such installation.
- Drainage plans shall be designed such that oak tree trunk areas are properly drained to avoid ponding.
- All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees.

The following shall be printed as conditions on all final grading, zoning clearance, and building plans:

- No grading or development shall occur within the driplines of oak trees that occur in the construction area.
- All individual oak trees or groups of trees within 50 feet of proposed ground disturbances shall be temporarily fenced with bright orange construction fencing prior to and throughout all grading and construction activities. The fencing shall be installed 25 feet outside the dripline of each oak tree or group of trees, and shall be staked every six feet.
- No construction equipment shall be parked or stored within 25 feet of any oak tree dripline.
- No fill soil, rocks, or construction materials shall be stored or placed within 25 feet of the dripline of a specimen oak tree.

- No artificial surface, pervious or impervious, shall be placed within 25 feet of the dripline of any oak tree, except for County-approved project access roads.
- Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a County-approved arborist/biologist.
- Any construction activity required within three feet of an oak tree's dripline shall be done with hand tools.
- No permanent irrigation shall occur within the dripline of any existing oak tree.
- Only designated trees shall be removed. All grading and construction plans shall clearly delineate those trees to be removed and those to remain.
- Maintenance of oak trees shall be accomplished through water-conserving irrigation techniques.

Plan Requirements and Timing. Final grading, zoning clearance, and building plans submitted to P&D for review and approval shall include the above protection measures. **Monitoring.** P&D shall ensure that final plans include this measure prior to zoning clearance issuance for grading and subdivision improvements. Permit compliance staff shall site inspect and verify installation of protective barriers prior to the commencement of grading activities. Thereafter, site inspections shall be conducted at a minimum of once per week through all phases of development to ensure compliance with the above measures.

9. **BIO-1(c) Central Dune Scrub and Central Coast Live Oak Riparian Forest Avoidance** (modification of Mitigation Measure BIO-23 from the OCP EIR). Unnecessary impacts to Central Dune Scrub and Central Coast Live Oak Riparian Forest shall be avoided through installation of bright orange construction fencing placed a minimum of 30 feet outside the edge of these habitats to prevent additional impacts. The fencing shall be installed prior to initiation of ground disturbance activities and shall remain in place until construction is complete. These areas shall be considered Environmentally Sensitive Areas (ESA) in which no vehicles, people, materials, or equipment will be allowed while fencing is in place. Grading and zoning clearance plans shall show the location of these habitats and protective fencing.

Plan Requirements and Timing. Grading and zoning clearance plans showing the location of Central Dune Scrub and Central Coast Live Oak Riparian Forest and protective fencing, shall be submitted to P&D for review and approval prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D compliance monitoring staff shall inspect the site prior to initiation of ground disturbance and shall inspect the site a minimum of once per week to ensure protective fencing is in place. P&D shall oversee implementation of the Habitat Restoration Plan.

10. BIO-1(d) Landscaping Plan. The project landscape plan shall indicate the locations and species of plants to be installed throughout the development, including areas adjacent to open space. Drought tolerant, locally native plant species shall be selected in consultation with a qualified biologist. Invasive non-native plant species that occur on the California Invasive Plant Council Lists shall not be permitted. Species selected for planting in setbacks shall be similar to those species found in adjacent native habitats.

Plan Requirements and Timing. The landscape plan shall be submitted to P&D for review and approval prior to final map clearance. **Monitoring.** P&D compliance monitoring staff shall inspect the site prior to occupancy to ensure compliance.

11. BIO-2(a) Avoidance of Impacts to Orcutt Creek. The owner/applicant shall design bridge crossings over Orcutt Creek such that impacts to the stream channel are minimized. No permanent structures shall be placed within the stream channel. Construction of the bridge shall occur during the low-flow period of the year when water within the creek is minimal or absent. In addition, all utilities shall either be attached to the underside of the bridge or shall be drilled under the creek bed such that trenching through the creek is avoided. A County-approved biologist shall be present during bridge construction as well as when drilling beneath the creek bed to ensure that frac-out (excessive drilling pressure causing drilling mud to breach the surface) does not occur. Storm water drain outfalls shall incorporate energy dissipaters to reduce the speed at which storm water flows into Orcutt Creek. Removal of riparian habitat shall be avoided to the greatest extent feasible. Where riparian habitat cannot be avoided, a Streambed Alteration Agreement (SAA) may be required from the CDFW, and a restoration plan shall be developed in accordance with Mitigation Measure BIO-1(a) above. Restoration shall occur on-site at a minimum of 2:1 (acres of habitat restored for acres of habitat impacted).

Plan Requirements and Timing. The owner/applicant shall submit bridge designs and copies of the SAA (if applicable) and restoration plan (if applicable) to P&D prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D and/or a County-approved biologist (at the expense of the applicant) shall be present during all bridge construction and utility installation activities.

12. BIO-2(b) Agency Coordination. Impacts to Orcutt Creek may require permits from the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). The owner/applicant shall obtain correspondence from applicable state and federal agencies regarding compliance of the proposed development with state and federal laws.

Plan Requirements and Timing. The owner/applicant shall submit copies of correspondence and/or permits (as applicable) from applicable agencies to P&D prior to zoning clearance issuance for grading and subdivision improvements.

- 13. BIO-2(c) Outlet Structures.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.

Plan Requirements and Timing. Plans shall be submitted for review and approval by P&D and Flood Control. Plans shall be submitted prior to Zoning Clearance issuance for grading and subdivision improvements. Structures shall be installed during grading operations.
Monitoring. P&D compliance monitoring staff and/or Building & Safety inspectors shall ensure construction according to plan.

- 14. BIO-2(d) Equipment Storage-Construction.** The owner/applicant shall designate one or more construction equipment filling and storage areas within the designated development to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

Plan Requirements and Timing. The owner/applicant shall designate the P&D approved location on all land use, grading and building plans. The owner/applicant shall install the area prior to commencement of construction. **Monitoring.** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

- 15. BIO-3(a) Development Restriction.** The owner/applicant shall restrict trail development within the Open Space Area to the minimum area necessary to construct the planned trails. All trails and bicycle paths shall be sited and designed to minimize erosion and removal of native vegetation and to encourage sustainable low maintenance. To the maximum extent feasible, trails shall follow existing dirt roads and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species and be generally consistent to the revised Orcutt Community Plan Parks, Recreation and Trails Map approved by the Board of Supervisors. Bicycle path construction shall avoid removal of riparian vegetation to the maximum extent feasible.

Plan Requirements and Timing. Consistent with the proposal in the project description, the owner/applicant shall dedicate the 91-acre open space to the County for open space and public trails purposes, as identified on the approved Development Plan and Tentative Tract Map, and shall construct the trail system including fencing and signage and any necessary trail structures to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and the County Community Services Department, Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Orcutt Community Facilities District, would assume maintenance responsibility. Prior to recordation of the final map: (1) The owner/applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by Planning and Development (P&D) and Community Services Department - Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the owner/applicant to P&D for review and approval. Timing: The trail system shall be constructed as part of initial tract improvements and completed prior to the issuance of occupancy clearance for dwellings along the perimeter of the open space. **Monitoring.** P&D Permit Compliance staff and Parks Division staff shall monitor trail and bikepath installation in accordance with the approved plans.

16. BIO-3(b) Open Space Management Plan. The owner/applicant shall develop an Open Space Management Plan (OSMP) in consultation with County staff. Areas designated as Open Space within Key Site 3 shall be described within the OSMP and shall be managed in perpetuity (by the developer or HOA for two years, at which time the Orcutt Community Facilities District would assume maintenance responsibility) to ensure long-term protection of native plant communities, as well as wildlife habitat in the open space areas on site consistent with biological mitigation measures. The OSMP is intended as a tool to guide approved future uses within the Open Space Area, such as trail development/maintenance and other recreational uses, ensuring that required on-site mitigation measures are implemented as they relate to the above mentioned resources. Implementation of applicable measures within the Open Space Area shall remain the responsibility of the project owner/applicant within a five year monitoring period with the County's responsibilities limited to monitoring and enforcement of applicable mitigation measures embodied in the OSMP. The restoration plan identified in Mitigation Measure BIO-1(a) may also be incorporated as part of the OSMP if the restoration areas are located in the open space.

Plan Requirements and Timing. The OSMP shall be prepared by a County-approved biologist and shall include the following:

- Introduction, including a summary of applicable conditions of approval that make the Plan necessary; the stated purpose and Goal of the Plan (usually this will be based on the mitigation requirements), and a discussion of financial mechanisms and any necessary agreements required to support the Open Space Management Area;
- Survey and Mapping Methods, including habitat type references such as Holland (1986) and Sawyer, Keeler-Wolf and Evens (2009);
- Description of Environmental Setting, including description of project and open space area (topography, soils, vegetation, wildlife, functions and values of habitats, etc.);
- Management Goals and Objectives; (1) to ensure long-term protection of native plant communities, cultural resources, and wildlife habitat in the open space areas on site consistent with biological mitigation measures; (2) to establish baseline conditions upon which adaptive management will be determined and success will be measured; and (3) to provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals;
- Provisions for Adaptive Management, including remedial actions if necessary;
- Monitoring and reporting for 5 years; and
- Detailed maps showing locations of resources, trails, fuel management requirements (fuel management in the open space within 100 feet of habitable buildings and structures, and not less than 10 feet from both shoulders of a roadway or driveway consistent with PRC 4291), and locations of all proposed actions required in other mitigation measures that apply to the open space (e.g., restoration areas, weed removal areas, etc.). Weed removal shall be consistent with the requirements of BIO-1(a)

The Final OSMP shall be submitted to the County for review prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** The County will review the Final OSMP to ensure that it meets the specified purpose and objectives of this mitigation.

17. BIO-3(c) Wildlife Impact Avoidance (includes modification of Mitigation Measures BIO-6 and KS3-BIO-6 in the OCP EIR). The owner/applicant shall design the development to incorporate the following measures to reduce impacts to wildlife following occupancy:

- Roadway widths adjacent to open space areas shall be reduced to the minimum width possible while maintaining Fire Department Requirements for emergency access.

- Appropriate signage warning residents of the potential presence of wild animals on roadways and bikepaths shall be installed along roads adjacent to open space areas. In addition, interpretative educational signage discussing sensitive resources on-site (e.g., Orcutt Creek, central dune scrub, oak woodland, rare plants and animals etc.) shall be installed along all bikepaths, hiking trails and rest areas. Information on educational signage shall be developed by a County-approved biologist. Such signage shall be maintained by the developer or HOA for two years, at which time the Orcutt Community Facilities District would assume maintenance responsibility.
- Utilities, such as electrical, water and sewer, shall be installed under roads and sidewalks wherever possible.
- Information brochures shall be provided to potential buyers and included as an attachment to the subdivision's CC&Rs outlining the impacts associated with non-native animals, (especially feral cats and dogs), impacts associated with introduction of invasive landscaping plants, and impacts associated with use of pesticides. The information brochures shall also inform potential buyers of the potential for wild animals, such as coyotes, to prey upon domestic animals.

Plan Requirements and Timing. Grading zoning clearance and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of zoning clearance for grading and subdivision improvements. The information brochure and shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring.** P&D shall site inspect upon completion of construction.

18. BIO-3(d) Fence Design. Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:

- A minimum of 18 inches between the ground and the bottom of the fence to provide clearance for small animals;
- A minimum of 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and
- If privacy fencing is required adjacent to open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement.

Plan Requirements and Timing. Zoning clearance and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of zoning clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring.** P&D shall site inspect upon completion of construction.

19. BIO-3(e) Lighting Plan (modification of OCP EIR Mitigation Measure KS3-BIO-6). The applicant/owner shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include the installation of hoods so that the lights are fully shielded and full cut-off to prevent “spill-over” into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trails in the public open space area. Use of high-intensity floodlights on residential lots shall be restricted as stated above, and all residential lighting shall be fully shielded and full cut-off.

Plan Requirements and Timing. The owner/applicant shall submit the Lighting Plan to Planning and Development (P&D) and the Board of Architectural Review for review and approval prior to issuance of Zoning Clearance for tract grading. **Monitoring.** P&D permit compliance monitoring staff shall site inspect all exterior light fixtures after installation to ensure compliance.

20. BIO-4(a) Construction Best Management Practices (BMPs). In addition to the BMPs outlined in WR-2(b) in Section 4.12 of the SEIR, the following BMPs shall be implemented:

- Installation of construction fencing five (5) feet outside of the disturbance limits of active grading areas. The disturbance areas and fencing shall not encroach closer than 30 feet to sensitive habitats.
- Designation of a 15 mph speed limit in all construction areas.
- Designation of equipment washout and fueling areas to be located within the limits of grading at a minimum of 500 feet from Orcutt Creek and/or other sensitive resources. Washout areas shall be designed to fully contain polluted water and materials for subsequent removal from the site.
- Mufflers shall be used on all construction equipment and light trucks shall be in good operating condition.
- Drip pans shall be placed under all stationary vehicles and mechanical equipment.
- All trash that may attract predators shall be properly contained, removed from the work site weekly, and disposed of regularly. Following completion

- of -construction, all trash and construction debris shall be removed from the work areas immediately.
- Sensitive vegetation removed by accident during construction shall be restored.

Plan Requirements and Timing. Grading and construction plans showing all BMPs shall be submitted to P&D for review and approval prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D building and safety shall oversee implementation of BMPs through periodic construction site inspections of at least once per week throughout the duration of construction activities.

21. BIO-4(b) Invasive Weed Prevention. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) months since ground disturbing activities ceased. If invasive species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist, and in accordance with the habitat restoration plan.

Plan Requirements and Timing. This measure shall be included on all grading, zoning clearance, and construction plans. P&D shall review and approve the list of native seed to be used for hydroseeding, prior to zoning clearance issuance for grading and subdivision improvements. P&D shall be notified when hydroseeding occurs. **Monitoring.** P&D permit compliance and/or building and safety grading inspector shall ensure disturbed areas are not left barren for greater than six months.

22. BIO-5(a) Special Status Plant Surveys. Prior to any vegetation removal, grubbing, or construction activities, seasonally timed special status plant surveys shall be conducted by a County-approved biologist in any building areas no more than two years before initial ground disturbance. The purpose of the surveys is to document the number, if any, of sensitive plants within construction areas so that mitigation can be accomplished. The surveys shall coincide with the bloom periods for species listed under Impact BIO-5 (SEIR), and all special status plant species identified on-site shall be mapped onto a site-specific aerial photograph and topographic map at a scale of no less than 1"=200'. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist.

Plan Requirements and Timing. A report of the rare plant survey results shall be submitting to P&D for review prior to zoning clearance issuance for grading and subdivision improvements. Mapped locations of rare plants shall be shown on grading plans. **Monitoring.** P&D shall ensure that the rare plant surveys have been completed.

23. BIO-5(b) Special Status Plant Avoidance and Minimization. If List 1B species are found during the special status plant species surveys, the owner/applicant shall avoid impacting these plant species to the greatest extent feasible. If avoidance is not feasible, the project shall mitigate impacts to special status plants pursuant to Mitigation Measure BIO-5(c). Rare plant occurrences that are not within the immediate disturbance footprint, but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent to protect them from harm.

Plan Requirements and Timing. The owner/applicant shall submit revised tract and/or development plans, as applicable, indicating the location of rare plants to P&D for review and approval prior to zoning clearance issuance for grading and subdivision improvements. P&D permit compliance monitoring staff shall inspect the site prior to initiation of ground disturbance activities to ensure the protective fencing is installed properly. **Monitoring.** P&D shall ensure that the proposed development avoids impacts to rare plant species to the greatest extent feasible. The protective fencing shall be monitored weekly until construction is complete.

24. BIO-5(c) Special Status Plant Mitigation. If avoidance of List 1B species is not feasible, seed shall be collected from on-site rare plants and/or from other local populations of plants, prior to removal. Seed shall be distributed in areas not destined for development that have the appropriate habitat characteristics necessary to support the restoration as determined by a County-approved biologist. Permits shall be obtained by the developer prior to seed collection from the federal and/or state government, where applicable. Existing occurrences to be protected could also be enhanced to increase the areal extent and numbers of the occurrence. Topsoil may also be salvaged and distributed over temporarily disturbed areas following completion of construction activities.

The total number or total acreage for each special status plant species shall be determined by a County-approved biologist prior to initiation of ground disturbance activities in any areas containing such species and shall be restored on-site at a County-approved location at a 2:1 ratio for each species. Restoration may be focused in areas temporarily disturbed by grading activities and may coincide with Central Dune Scrub and/or Central Maritime Chaparral habitat restoration (if appropriate), but should occur south of Orcutt Creek to the greatest extent feasible. A restoration plan that includes monitoring requirements and follow up reporting shall be prepared in accordance with Mitigation Measure BIO-1(b) above. The plan shall be in place for no less than five years.

Plan Requirements and Timing. The owner/applicant shall submit the mitigation and monitoring plan to P&D for review and approval prior to zoning clearance issuance for grading

and subdivision improvements. **Monitoring.** P&D shall ensure that the proposed development avoids impacts to rare plant species to greatest extent feasible.

25. BIO-5(d) CDFW and USFWS Consultation. If the results of the rare plant surveys indicate that rare plants listed under CESA or FESA occur on-site, and they cannot feasibly be avoided by the proposed development, consultation with CDFW and/or USFWS shall be required. If any state or federally listed plant is identified onsite, and cannot be avoided, then an incidental take permit from the CDFW will be required which would likely include avoidance and minimization measures similar to BIO-6(b) A mitigation plan developed in accordance with Mitigation Measure BIO-2(a) shall be developed and submitted to CDFW as well as the County for approval.

Plan Requirements and Timing. If applicable, a copy of the CESA Incidental Take Permit shall be filed with P&D prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D shall ensure that all required documentation is received prior to initiation of construction activities and shall oversee implementation of mitigation plans.

26. BIO-6(a) Worker Environmental Awareness Program (WEAP). Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a County-approved qualified biologist, to aid workers in recognizing special status resources that may occur in the project area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the County to document compliance.

Plan Requirements and Timing. P&D shall be notified by the developer of the date and time the training is scheduled so that they may attend. Fact sheets shall be reviewed and approved by P&D prior to conducting the training. All employees shall sign a sheet documenting their attendance. The WEAP training shall be completed prior to zoning clearance issuance for grading and tract improvements. **Monitoring.** P&D shall ensure that worker trainings occur prior to initiation of ground disturbance and construction activities as well as during construction as needed.

27. BIO-6(b) Special Status Bats Avoidance and Minimization. The following measures are designed to reduce the potential for adverse impacts to bat species.

- To the extent feasible removal of suitable roosting trees (as determined by a County-approved qualified biologist) should be avoided.
- Surveys for roosting bats shall be conducted by a County-approved qualified biologist in suitable habitat no more than 14 days prior to the initiation of ground disturbing activities and/or vegetation removal. The surveys shall focus on trees located within the disturbance area. If active roosts are located, the locations shall be mapped, and a buffer ranging in size from 100 to 500 feet around the roost within the project site shall be determined and demarcated by a County-approved biologist with bright orange construction fencing. All construction work shall be conducted outside of the buffer zone until the County-approved qualified biologist determines that bats are not occupying roosting trees.

Plan Requirements and Timing. The name, qualifications, scope of biological surveys, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the results of the bat survey shall be submitted to P&D for review and approval prior to zoning clearance issuance for initiation of ground-disturbing activities. The above measures shall be included on all grading, building, and zoning clearance plans.

Monitoring. The owner/applicant shall retain a qualified County-approved biologist to monitor all construction activities if determined to be necessary by P&D to ensure compliance. P&D will review and approve the reports. A County-approved qualified biologist shall be present during the initial ground-disturbing activity within roosting habitat.

28. BIO-6(c) Nesting Bird Surveys. For construction activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a County-approved qualified biologist no more than 14 days prior to vegetation removal. The surveys shall include the entire area of impact plus a 200-foot buffer around the site. If active nests (nests with eggs or chicks) are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.

Plan Requirements and Timing. Surveys shall be conducted during the time when birds are active, and shall be sufficient to reliably conclude presence/absence. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the nesting bird survey results, if applicable, shall be submitted to P&D for review and approval prior to zoning clearance issuance for initiation of ground disturbance activities. **Monitoring.** P&D shall confirm that the owner/applicant has retained a County-approved biologist to monitor compliance with the above measures and that reports are submitted at weekly intervals during construction. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults.

29. BIO-6(d) American Badger Avoidance and Minimization. A minimum of two weeks prior to initiation of ground disturbing activities, a survey for badger burrows shall be conducted within the disturbance footprint by a County-approved biologist. If the project is phased, a survey shall be required prior to each phase of construction. Dens found within the survey area shall be mapped and monitored using a tracking medium, remote camera system, and/or spotlighting at night for a minimum of three days to assess the presence of badgers. Inactive dens shall be collapsed by hand with a shovel to prevent badgers from re-using them during construction. Active dens located within the survey area shall be avoided during the breeding season (March 1 through June 30). A minimum buffer of 50 feet around the active den within the project site shall be demarcated by construction fencing. The fencing shall be installed one foot above ground to permit movement of badgers in and out of the buffer zone. Once the biologist has determined that active dens are no longer in use, the den shall be collapsed by shovel. Prior to grading activities occurring outside of the breeding season, badgers may be discouraged from using currently active dens by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den would be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project study area, the dens would be collapsed by hand with a shovel.

Plan Requirements and Timing. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D & CDFW in advance of the surveys. The above measures shall be included on all grading, building and zoning clearance plans for grading and tract improvements. A report of the results of the badger survey shall be submitted to P&D for review and approval prior to zoning clearance issuance for initiation of ground-disturbing activities. **Monitoring.** P&D will review and approve the reports. A County-approved qualified biologist shall be present during the initial ground-disturbing activity.

30. BIO-6(e) Legless Lizard, Coast Patch-nosed Snake, and Horned Lizard Relocation. At a minimum of two weeks prior to initiation of ground disturbing activities and vegetation

removal, a County-approved biologist shall conduct capture and relocation efforts for silvery legless lizards, coast patch-nosed snakes, and coast horned lizards within the limits of grading. If the project is phased, a survey shall be required prior to each phase of construction. Designated open space areas on-site or at County-approved off-site locations shall be identified for release of captured individuals. Surveys for legless lizards, coast patch-nosed snakes, and horned lizards shall include raking of leaf litter and sand under shrub and trees in suitable habitat within the disturbance footprint to a minimum depth of eight inches. Captured animals shall be placed into containers with sand or moist paper towels and released in the designated areas within three hours. In addition to preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any California legless lizards that are unearthed during excavation. If in good health, they shall be immediately relocated to the designated relocation area. If injured, the animals shall be turned over to a CDFW-approved specialist until they are in a condition suitable for release into the designated release area, or deposited at an approved vertebrate museum. During capture and relocation, weekly monitoring reports shall be submitted by the biologist to P&D.

Plan Requirements and Timing. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. Proposed relocation areas shall be identified and approved by P&D prior to beginning the work. A report of the results of the capture and relocation efforts shall be submitted to P&D for review prior to the issuance of zoning clearance for initiation of ground-disturbing activities. **Monitoring.** P&D shall review the reports for compliance and shall inspect the site during construction to ensure compliance.

31. BIO-6(f) Burrowing Owl Avoidance and Minimization. Pre-construction surveys shall be conducted no more than two weeks prior to ground-disturbing activities by a County-approved biologist for burrowing owls in accordance with CDFW-adopted survey protocols (California Burrowing Owl Consortium, 1993). This could entail surveys for winter residents in December and January, in addition to peak nesting season (April 15 through July 15) surveys. All suitable habitat, potential or known burrows or burrowing owls identified onsite and within the 500 foot buffer shall be assessed and mapped. Survey results will be valid only for the season during which the survey is conducted. Surveys shall cover all suitable habitat on-site plus a 500-foot buffer where feasible. If no burrowing owls or habitat are detected, no further action is required.

If, during pre-construction surveys, burrowing owls are detected on-site or within the survey area, all burrowing owls and occupied burrows shall be counted, mapped as stated above, and avoided by establishing a buffer around the occupied burrow(s). The buffer shall be a minimum of 300 feet around nest burrows and 100 feet around non-nest burrows. Buffers shall be demarcated with highly visible construction fencing and no ground disturbance

activities shall occur within this buffer until the qualified biologist has determined that the burrow is no longer occupied based on regular monitoring. If an occupied burrow cannot be avoided, passive relocation may be implemented by the County-approved biologist with guidance from the CDFW. No burrowing owls may be trapped. Passive relocation shall be limited to the non-breeding season (typically between April 15 and July 15). Passive relocation may involve installation of one-way doors at burrow entrances for a minimum of five days. Once the County-approved biologist has determined that the burrow is no longer occupied, the burrow may be hand excavated to prevent re-occupancy.

Plan Requirements and Timing. The name, qualifications, scope of biological surveys, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. The biologist implementing the above mitigation measure must also submit documentation of coordinating this effort with the CDFW prior to implementation. The above impact avoidance measure shall be included on all grading, zoning clearance, and construction plans prior to zoning clearance issuance. A report on the implementation of impact avoidance measures used shall be submitted to P&D and CDFW upon completion of the construction project. **Monitoring.** P&D and CDFW will review reports and P&D will approve reports. The owner/applicant shall retain a qualified County-approved biologist to monitor all construction activities if determined to be necessary by P&D to ensure compliance. The County-approved biologist shall submit monitoring reports to P&D permit compliance monitoring staff.

Cultural Resources

32. CR-1(a) Avoidance of CA-SBa-3812H and CA-SBa-3813H. Development within 25 feet of the boundaries of CA-SBa-3812H and CA-SBa-3813H shall be avoided. If impacts to all or any of these resources cannot be avoided, as determined by the owner/applicant with concurrence from P&D staff, then the recommendations presented in the 2006 Heritage Discoveries report shall be implemented as described in Table 4.4-1 of this EIR and in accordance with Mitigation Measure CR-1(c) (incorporates OCP EIR ARCH-3 and modification of OCP EIR KS3-HA-1). **Plan Requirements and Timing.** Prior to final map clearance, the owner/applicant shall conduct Extended Phase 1 testing as necessary for CA-SBa-3812H and CA-SBa-3813H, (to be determined in consultation with P&D) to define site boundaries with respect to proposed development. Prior to final map clearance, the owner/applicant shall submit for P&D approval a revised site plan that avoids grading and development within the sites and a 25-foot buffer. **Monitoring.** P&D shall review revised grading and improvement plans and verify that avoidance of the site and the buffer area is achieved. P&D shall field check development operations to ensure compliance with avoidance requirements.

33. CR-1(b) Cultural Resources Buffer. For resource sites that are avoided in accordance with Mitigation Measure CR-1(a), the owner/applicant shall temporarily fence the archaeological site and a 25-foot buffer area, with chain link fencing flagged with color or other material authorized by P&D, where ground disturbance is proposed within 100 feet of the site (incorporates OCP EIR ARCH-6 as modified by OCP EIR KS3-ARCH-1).

Plan Requirements. The fencing requirement shall be shown on zoning clearance, grading, and building plans. **Timing.** Fencing shall be in place prior to issuance of grading permits and pre-construction meeting. **Monitoring.** P&D compliance monitoring staff shall verify installation of fencing by reviewing photo documentation or by site inspection prior to approval of grading permits and ensure fencing remains in place throughout grading and construction through site inspections.

34. CR-1(c) Artifact Curation. If avoidance cannot be achieved for CA-SBa-3812H and CA-SBa-3813H, the owner/applicant shall have a P&D approved archaeologist conduct the work recommended in the 2006 Heritage Discoveries report as described in Table 4.4-1 of this EIR (additional artifact collection and completion of Phase 3 studies if necessary). All work shall be consistent with the County Cultural Resource Guidelines and funded by the owner/applicant (incorporates OCP EIR ARCH-4).

Plan Requirements and Timing. Prior to implementing Mitigation Measure CR-1(c), the owner/applicant shall submit a work plan to P&D for review and approval. An artifact curation agreement with an accredited facility shall be submitted to P&D prior to the start of fieldwork. All fieldwork shall be completed prior to zoning clearance issuance for grading and subdivision improvements. All reports shall be received by P&D prior to zoning clearance issuance for grading and subdivision improvements. Notes and/or depictions of plan components shall be included on plans prior to zoning clearance issuance. **Monitoring.** P&D shall approve work plans and ensure that a curation agreement is in place prior to the start of fieldwork. P&D shall ensure that archaeological reports have been received prior to issuance of zoning clearance for grading.

35. CR-1(d) Prevention of Damage to Cultural Resources from Other Uses. Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited. Signs shall be posted on the property to discourage these types of activities (modification of OCP EIR Mitigation Measure ARCH-7).

Plan Requirements and Timing. This condition shall be in effect during both the construction and operational phase of the development. The owner/applicant shall prepare a signage plan for P&D review and approval prior to zoning clearance issuance for grading and subdivision

improvements. The owner/applicant shall install the required signage prior to issuance of grading permits and shall maintain the signs throughout the construction phase. Maintenance of the signs throughout the operational phase shall be the responsibility of the HOA or similar organization, and this requirement shall be noted in the CC&Rs. **Monitoring.** P&D permit compliance monitoring staff shall verify installation of signs prior to issuance of grading permits, and shall spot check in the field.

- 36. CR-2(a) Archaeological Monitoring.** The owner/applicant shall have all initial earth disturbances throughout the Key Site, including grading, grubbing, scarification and placement of fill, monitored by a P&D approved archaeologist in compliance with the provisions of the County Cultural Resource Guidelines.

Plan Requirements and Timing. Prior to zoning clearance issuance of for grading and subdivision improvements, the owner/applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the owner/applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **Monitoring.** The owner/applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to zoning clearance issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.

- 37. CR-2(b) Stop Work at Encounter.** The owner/applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event cultural remains are encountered during grading, construction, landscaping or other construction-related activity (incorporates OCP EIR ARCH-10). Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The owner/applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the County Cultural Resource Guidelines provisions for Phase 2 and Phase 3 investigations. All work shall be funded by the owner/applicant (incorporates OCP EIR ARCH-1 through ARCH-8).

Plan Requirements and Timing. This condition shall be printed on all building, zoning clearance, and grading plans. **Monitoring.** P&D permit processing planner shall check plans prior to zoning clearance issuance for grading and subdivision improvements, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Fire Protection

- 38. FP-1(a) Fire/Vegetation Management Plan. FP-1(a) Fire/Vegetation Management Plan.** To address the risk to residential development within designated high fire hazard areas, the

owner/applicant shall prepare fire/vegetation management plans that meet the County Fire Development Standards. The vegetation management plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s) in the high fire hazard areas. The plan shall include:

- A copy of the site plan that indicates topographic reference lines
- A copy of the landscape plan
- Methods and timetables for controlling, changing or modifying areas on the property in compliance with County Fire Development Standards and State Defensible Space standards in PRC 4291 (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees). All vegetation removal associated with fuel management will be thinning rather than complete removal to preserve the integrity of native communities. During fuel management thinning, non-native, diseased, dying, or dead vegetation shall be given precedence in vegetation removal associated with the fuel management zones. In addition, thinning will be focused on faster growing species, such as coyote brush, and deerweed rather than slower growing species, such as manzanitas and young oak trees. All such maintenance activities will be completed using hand tools only in brush and woodland habitats. Fuel management must be conducted outside the nesting bird season (typically February 1 through August 31).
- A maintenance schedule for the landscape/vegetation management plan that complies with County Fire Development Standards.

Plan Requirements and Timing. A Fire/Vegetation Management Plan that, at a minimum, contains the above listed components shall be submitted to the Fire Department and Planning and Development for review and approval prior to Zoning Clearance issuance for the first residential structure. Vegetation management of areas outside the identified building envelope shall be the responsibility of the Homeowners Association with the maintenance schedule and responsibilities noted in the CC&Rs. **Monitoring.** Permit compliance and/or the Fire Department shall inspect to verify landscaping is in compliance with the plan prior to issuance of occupancy permits and once each year to monitor landscape maintenance.

39. FP-1(b) Fire Prevention Construction Techniques. Residential development shall abide by the following construction standards:

- Structures along the perimeter or exposed to internal open space areas shall have one-hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts.
- All structures in the development shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed.
- Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2 x 4s). Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be non-combustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used.
- All new power lines shall be installed underground in order to prevent fires caused by arcing wires.

Plan Requirements and Timing. Where appropriate, all of the structural safeguards described above shall be graphically depicted and printed on all building and construction plans. Accordance with these requirements shall be demonstrated as part of the building inspection process, and all measures shall be installed prior to occupancy. **Monitoring.** Fire Department inspectors shall inspect the site prior to occupancy clearance for each residence and annually to ensure compliance.

Geologic Processes

40. GEO-4 Reduction of Soil Erosion from Cut Slopes. Grading and construction shall be in accordance with recommendations by Earth Systems Pacific, dated February 10, 2006. These recommendations include, but are not limited to, the following measures to minimize impacts related to soil erosion.

- Cut slopes and fill over cut slopes should be over excavated and rebuilt as compacted fill slope.
- Compacted fill slopes should not exceed a 2:1 (horizontal to vertical) slope, and any proposed constructed fill slope exceeding 10 feet shall be evaluated by a qualified geotechnical engineer with any recommended additional stability measures (retaining walls, etc.) implemented. Slopes should be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation.
- All imported soil should be non-expansive.

- All cut areas shall be over excavated such that a minimum of 3 feet in building in the Northern Mesa Area (northern third of the property).
- A program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas is required to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support.
- During or soon after the rainy season when on-site soils may be susceptible to temporarily high soil moisture conditions, the contractor and construction schedule should allow adequate time during grading for aerating and drying the soil to near optimum moisture content prior to compaction.
- Voids created by the removal of materials or utilities, and extending below the recommended over-excavation depth, should be immediately called to the attention of the soils engineer. No fill should be placed unless the soils engineer has observed the underlying soil.

Plan Requirements and Timing. Elements of the approved study shall be reflected on grading and building plans as required. **Monitoring.** The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

Greenhouse Gas Emissions

41. GHG-1 GHG Reduction Plan. GHG-1 GHG Reduction Plan. The project shall reduce operational GHG emissions through implementation of one or more of the following measures:

- A. Prior to zoning clearance issuance for the first single-family dwelling, develop a project quantitative GHG Reduction Plan prepared by a County-approved environmental consultant that demonstrates how the proposed project will be constructed and designed to reduce annual GHG emissions from the project by a minimum of 81.2 MT CO₂e per year (0.24 MT CO₂e per person per year) over the operational life of the project. The plan will be implemented on site by the project owner/applicant and may include, but is not be limited to, the following components:
 1. Installing infrastructure for alternative fuel vehicles
 2. Implementation of energy conservation policies in project design
 3. Energy efficient equipment, appliances, heating and cooling
 4. Energy efficient lighting
 5. Green building and roofs

6. Water conservation and recycling in tract and lot landscaping, and/or in plumbing design
7. Renewable energy production
8. Trip reduction
9. Carbon sequestration;

and/or

- B. If GHG emissions cannot be reduced to below 81.2 MT CO₂e per year (0.24 MT CO₂e per person per year) over the operational life of the project through compliance with a Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan, purchase carbon offsets to reduce remaining GHG emissions below 81.2 MT CO₂e per year (0.24 MT CO₂e per person per year) over the operational life of the project.

Plan Requirements and Timing. Applicable elements of the approved Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan shall be reflected on project site plans prior to zoning clearance issuance for the first single-family dwelling. If GHG emissions cannot be reduced through compliance with such a plan, purchased carbon offsets for the tract shall be approved by P&D staff prior to zoning clearance issuance for the first single-family dwelling. **Monitoring.** Permit compliance monitoring staff shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation of mitigation measures included in the plan.

Noise

42. N-1(a) Construction Timing Limitations. Noise-generating construction activity for site preparation and for future development shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday. No construction shall occur on weekends or on State or County holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating 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 and Timing. The owner/applicant shall provide and post signs stating these restrictions at all construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. Violations may result in suspension of permits. **Monitoring.** The owner/applicant shall demonstrate that

required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

43. N-1(b) Notification of Temporary Construction Noise. The owner/applicant shall provide all adjacent property owners with a construction activity schedule and construction routes at least one week in advance of construction activities. Any alterations or additions shall require one week notification.

Plan Requirements and Timing. The owner/applicant shall submit a copy of the schedule and mailing list to Permit Compliance staff. Schedule and mailing list shall be submitted 2 weeks prior to initiation of any earth movement. **Monitoring.** Permit Compliance shall perform periodic site inspections to verify compliance with activity schedules.

44. N-1(c) Construction Noise Attenuation Techniques. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to Planning and Development's satisfaction. For all construction activity on the project site, noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by Santa Barbara County noise standards. At a minimum, such techniques shall include:

- All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.
- Whenever feasible, electrical power shall be used to run air compressors and similar power tools.
- Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters if within 300 feet of any sensitive receptor.

Plan Requirements and Timing. The owner/applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. This condition shall be printed on all grading and construction plans. **Monitoring.** The owner/applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

45. N-2(b) Noise-Resistant Construction. To ensure that the 45 dBA Ldn interior noise standard is met, the following noise-resistant construction components shall be incorporated for east-facing elevations of the proposed dwelling units nearest U.S. 101:

- **Vents and roof penetrations:** Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the north, west and south elevation) wherever possible. If kitchens or bathrooms are located on the east side, remote venting to other elevations is required. If vents are required to be located facing the noise source, a 90 degree bend shall be incorporated in the design of the ductwork or vent opening. Use of patented foam insulation solutions, such as Icynene spray foam insulation or equivalent, in walls, floors, and ceiling cavity / roof construction is required and will allow elimination of soffit vents and gable end vents, thereby eliminating a significant path for noise penetration.
- **Walls:** East-facing exterior walls enclosing habitable spaces closest to U.S. 101 shall be constructed with an STC (Sound Transmission Class) rating of 30 or greater. Metal studs are preferable to wood studs for noise resistance. Construction of the east-facing walls shall include the liberal use of non-hardening acoustical sealant at all construction joints, including the header and footer construction and the edges and corners of gypsum board intersecting ceiling, walls and floor, especially behind papered joints. Acoustical sealant (Johns Manville or equivalent) shall be applied to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner. All peripheries and apertures and joints around windows shall be properly sealed.
- **Acoustical Leaks:** Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the east sides of the dwelling units facing U.S. 101 shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.
- **Windows:** Windows for habitable spaces on all floors of affected east facing elevations for residences closest to U.S. 101 shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory.
- **Doors:** Doors directly facing U.S. 101 shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting “Double Door Construction” criteria, the addition of a laminated glazed second door at least 3 inches from the primary door, shall be considered to meet the STC 30 rating.

Plan Requirements and Timing. All construction techniques shall be incorporated into design of the residences and detailed on building plans. Plans shall note all noise-resistant

construction measures. If these specifications are altered an acoustical engineering report in conjunction with submittal of zoning clearance and building permit applications shall be prepared. If alternative noise reduction techniques are designed for the project, the report shall demonstrate the achievement of an equivalent mitigation of noise impacts and provide interior Ldn values of 45 dBA or less. If recommendations conflict with other conditions of approval or county standards, the specification that is most restrictive shall prevail. All construction techniques and recommendations of the noise analysis shall be incorporated into project design and detailed on building plans. An acoustic survey shall be submitted to Planning and Development staff prior to occupancy clearance demonstrating that interior noise levels do not exceed 45 dBA. **Monitoring.** Building & Safety shall ensure that all noise control measures have been included according to the approved plans.

Transportation and Circulation:

46. T-1 Roadway Improvements. The owner/applicant shall either contribute fair share fees, to be determined by County Public Works staff, towards the following improvements, or shall construct the following improvements and develop a reimbursement agreement, to be reviewed and approved by County Public Works staff, for fair share contributions from other nearby future developments:

1. Widening of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 southbound ramps to provide two eastbound lanes.
2. Widening of the Clark Avenue southbound off-ramp to improve the operation of the southbound free right-turn lane.
3. Restripe the northbound and southbound Clark Avenue ramp intersections and the Clark Avenue overpass to maximize eastbound flow to the Clark Avenue northbound on-ramp as described in the *Key Site 3 Residential Project Traffic and Circulation Study*, dated November 18, 2013.

Plan Requirements and Timing. The improvements shall be reviewed and approved by County Public Works and/or Caltrans prior to zoning clearance issuance. The owner/application shall construct the improvements prior to occupancy clearance if they have not yet been constructed by another Key Site project, in which case fair share fees (if required) shall be completed prior to occupancy clearance. **Monitoring.** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works.

47. T-2 Offset of Cumulative Impacts. The owner/applicant shall pay transportation fees to the County to offset project contributions to cumulative Orcutt Transportation Improvement Plan (OTIP) identified impacts on traffic and circulation for the improvements listed below. This shall be considered the project's fair share of offsite OTIP improvements. The fee amount shall be determined by the County Public Works Transportation Division, based on adopted fee schedules at the time of payment.

1. Reconstruction of the Clark Avenue/U.S. 101 northbound ramps intersection. This includes realignment of the U.S. 101 northbound on-ramp to the east opposite the off-ramp, widening of the off-ramp to provide two separate turning lanes and widening of the on-ramp to provide two receiving lanes.
2. Signalization of the Clark Avenue/U.S. 101 northbound ramps intersection. The existing + project peak hour volumes would satisfy peak hour signal warrants.

Plan Requirements and Timing. Prior to occupancy clearance, the owner/applicant shall submit OTIP transportation fees. **Monitoring.** Compliance shall be monitored by P&D and Public Works.

Water Resources/Flooding:

48. WR-1(a) Storm Water Pollution Prevention Plan (SWPPP). The owner/applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

Plan Requirements and Timing. Prior to Zoning Clearance issuance for tract grading the owner/applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan to P&D's Building & Safety Division. The owner/applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **Monitoring.** P&D permit processing planner shall review the documentation prior to Zoning Clearance issuance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

49. WR-1(b) 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. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources.

Plan Requirements and Timing. The owner/applicant shall designate the P&D approved location on all zoning clearance, grading, and building permits. The owner/applicant shall install the area prior to commencement of construction. **Monitoring.** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

50. WR-2(a) Low Impact Development (LID) Measures. LID is a site design strategy that uses natural and engineered infiltration and storage techniques to retain stormwater runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial at protecting receiving waters. In order to further reduce flooding and water quality impacts, the SWQMP and project design shall include the following LID measures, as necessary and to the extent feasible:

Design Measures

- Vegetated swales, buffers and strips throughout the project site;
- Use of permeable pavement to the extent feasible;
- Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway;
- Impervious surface reduction and disconnection;

Structural Measures

- Bio-retention facilities to capture and infiltrate street runoff upstream of retention basins;
- Roof leader flows directed to planter boxes, amended soil, or other low-gradient vegetated areas and/or vegetated swales and buffers;
- Soil amendments to increase infiltration rates; and
- Rain gardens, rain barrels, and cisterns.

Plan Requirements and Timing. Plans indicating LID techniques to be used shall be submitted by the owner/applicant for review and approval by the Santa Barbara County Public Works Department Water Division prior to zoning clearance issuance for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project owner/applicant per approved plans and completed prior to occupancy clearance of the first home. **Monitoring.** Public Works and Planning and Development staff shall review plans and monitor compliance.

51. WR-2(b) Operational Erosion Control Measures. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.

1. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the final grading and drainage plans for all project drainages as required by the Flood Control District and P&D. The location and details of runoff control, drainage devices, sedimentation control, pollution control and other measures of erosion control (BMPs), including re-vegetation of denuded areas shall be included as a part of the Grading permit submittal, consistent with COA #59 herein.
2. The Soils Engineering and Engineering Geology Report prepared for the project states that development of individual lots with residential structures and improvements is feasible as no geotechnical constraints that would preclude future lot development were observed by the geotechnical engineer. Development in areas of high erosion potential shall be sited and designed within individual lots to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures as a part of the final erosion and sediment control plan. Project approval is conditioned (COA #59) to ensure that erosion will be reduced to acceptable levels throughout the site.
3. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
4. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to zoning clearance for tract grading.

Plan Requirements and Timing. This requirement shall be printed on grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to the issuance of Zoning Clearance for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. **Monitoring.** The owner/applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements.

III. PROJECT SPECIFIC CONDITIONS

53. PSF-3(a) Water Conservation-Outdoor. To improve water conservation, the owner/applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

- a. Landscaping that reduces water use:
 - i. Landscape with native and/or drought tolerant species.
 - ii. Group plant material by water needs.
 - iii. Turf shall constitute less than 20% of the total landscaped area.
 - iv. No turf shall be allowed on slopes of over 4%.

- v. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
- b. Install drip irrigation or other water-conserving irrigation.

Plan Requirements and Timing: The owner/applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance approval of zoning clearance. The owner/applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

Monitoring: The owner/applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

54. PSF-3(b). Water Conservation-Indoor. Indoor water use shall be limited through the use of the following measures:

- a. Re-circulating, point-of-use, or on-demand water heaters shall be installed.
- b. Water efficient clothes washers and dishwashers shall be installed.
- c. Self-regenerating water softening shall be prohibited in all structures.

Plan Requirements and Timing: The CC&Rs shall include the above list of measures. The owner/applicant shall include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval. Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance.

Monitoring: The owner/applicant shall demonstrate compliance with all required indoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance.

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

56. Aest-09 Construction Clean-up. The developer shall clear the project site of all excess construction debris. **PLAN REQUIREMENT:** This requirement shall be noted on final building plans. **TIMING:** Debris clearance shall occur prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.

57. Air-01 Dust Control. The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

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

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

inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

58. Bio-09 Fish and Wildlife Jurisdiction Advisory. The project site is within the range of multiple species listed as Endangered and Threatened, respectively, by the U.S. Fish and Wildlife Service, National Marine Fisheries Service and/or California Department of Fish and Wildlife. Based upon a report prepared by LFR (now known as Arcadis) dated 2006 and 2009, it has been determined that the probability for species occurrence on the site is low or not expected. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

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

59. Erosion and Sediment Control Plan. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and

Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.

60. Landscap-01a Landscape for Life. The HOA shall maintain common area project tract landscaping for the life of the project. The HOA or designee shall permit the County to conduct site inspections a minimum of one time per year for 5 years and once per year beyond that if determined to be necessary by P&D. **Timing:** Prior to map recordation issuance, the Owner/Applicant shall record CC&Rs that state the condition requirements above and note the requirements of AES-1(a). P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

61. Parking-02 Onsite Construction Parking. All construction-related vehicles, equipment staging and storage areas shall be located onsite. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **Plan Requirements and Timing:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans. A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of land use or zoning clearance permits. This restriction shall be maintained throughout construction. P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies. **MONITORING:** P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.

62. SolidW-02 Solid Waste-Recycle. The Owner/Applicant and their contractors and subcontractors shall separate excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling. **PLAN REQUIREMENTS:** The Owner/Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING:** Materials shall be recycled

as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

63. 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.

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

65. WatConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

- a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
- b. Apply concrete, asphalt, and seal coat only during dry weather.

- c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
- d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

66. WatConv-03 Erosion and Sediment Control Revegetation. As required by BIO-4(b), the Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

67. NPDES-10 Storm Drain Labels. The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). Label shall be in both English and Spanish. **Plan Requirements and Timing:** Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of zoning clearance and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of zoning clearance and grading permits. Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance. **MONITORING:** P&D building staff shall site inspect prior to Final Building Inspection Clearance.

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

68. Rules-07 DP Conformance. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas

shall be developed in conformity with the approved development plan marked Attachments D and E to the Planning Commission staff report dated September 30, 2020.

69. Rules-14 Final DVP Expiration. Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

70. Rules-18 DVP Revisions. The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

V. COUNTY RULES AND REGULATIONS

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

72. 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.

73. 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.

74. 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.

75. Rules-09 Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the Santa Barbara County Land Use and Development Code.

76. Rules-23 Processing Fees Required. Prior to issuance of zoning clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

77. DIMF-24a DIMF Fees-Library. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total Library DIMF amount is currently estimated to be \$96,628.00 (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

78. DIMF-24b DIMF Fees-Public Administration. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030]. The total Public Administration DIMF amount is assessed at \$53,907.00 (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

79. DIMF-24c DIMF Fees-Sheriff. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030]. The total County Sheriff DIMF amount is assessed at \$39,032.00 (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

80. DIMF-24d DIMF Fees-Fire. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances

and applicable law. The total Fire DIMF amount assessed is \$590.00 per 1,000 square feet, or approximately \$112,336 total based on an estimate of 1,600 sf per unit (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

81. DIMF-24e Quimby Fees-Parks. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks Quimby fee amount is currently estimated to be \$546,720.00 (or \$4,556.00 per unit) (September 30, 2020). This is based on a project type of 119 single-family dwellings and the creation of one additional lot. **TIMING:** Parks Quimby fees shall be paid to the County Parks Department prior to zoning clearance issuance for each individual dwelling and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

82. Rules-26 Performance Security Required. The Owner/Applicant shall post separate performance securities (the amounts and form of which shall be approved by P&D) to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation components, P&D may use the security to complete the work.

83. Rules-29 Other Dept Conditions. Compliance with Departmental/Division letters required as follows:

- a. Air Pollution Control District dated November 16, 2017
- b. Fire Department dated March 24, 2021
- c. Flood Control Water Agency dated September 18, 2015

- d. Community Services Department, Parks Division dated August 28, 2020
- e. Transportation Division dated September 7, 2020
- f. Project Clean Water dated November 16, 2017
- g. Laguna County Sanitation District dated August 21, 2020 (summarizing letters from November 14 through December 11, 2019)

84. 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.

85. Rules-31 Mitigation Monitoring Required. The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
- b. Pay fees prior to zoning clearance issuance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
- c. Note the following on each page of grading and building plans “This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from the Final Subsequent Environmental Impact Report 14-EIR-07;
- 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.

86. 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.

87. 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.

88. 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.

VI. ADDITIONAL CONDITIONS

89. SolidW-01 Solid Waste-SRSWMP. The Owner/Applicant/Permittee shall implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated throughout the life of the project and enumerating the estimated reduction in solid waste disposed. **PLAN REQUIREMENTS:** The plan shall include but not limited to:

- a. Operation Solid Waste Reduction Examples:
 - i. A green waste source reduction program, including the creation of composting areas, and the use of mulching mowers in all common open space lawns.
 - ii. Participate in an existing curbside recycling program to serve the new development.
 - iii. Implement a backyard composting yard waste reduction program.

TIMING: The Owner/Applicant shall submit a SRSWMP to P&D permit processing staff for review and approval prior to Issuance of ZCI for first residence. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project. **MONITORING:** During operation, the Owner/Applicant/Permittee

SB Clark, LLC Residential Subdivision (Key Site 3)
Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13DVP-00000-00010,
13TRM-00000-00001, 17RDN-00000-00005
Hearing Date: November 4, 2020
Attachment B.2 – Conditions of Approval for 13DVP-00000-00010
Page B.2-47

shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

ATTACHMENT B.3: REVISED CONDITIONS OF APPROVAL

SB Clark, LLC (Key Site 3) Road Naming

Case No. 17RDN-00000-00005

Date: April 7, 2021

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Road Naming is based upon and limited to compliance with the project description, the hearing exhibits marked A-Q, dated April 7, 2021, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

A road naming application (Case No. 17RDN-00000-00005) for approval of the naming of five roads within the proposed tract. The proposed road names are Outrider Road, Dash Road, Virago Court, Rendar Road, and Corran Place. The owner/developer shall be responsible for installing and maintaining the road name signs in accordance with LUDC Section 35.76.050.

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

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

II. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

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



**Santa Barbara County
Air Pollution Control District**

November 16, 2017

Dana Eady
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

**Re: APCD Suggested Conditions on Key Site 3, 13DVP-00000-00010, 13GPA-00000-00005,
13RZN-00000-00001, 13TRM-00000-00001 (TM 14, 801)**

Dear Ms. Eady:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of the development of 119 single-family residential units with associated infrastructure including public open space and trails, detention basins, and private roads to be developed on Key Site 3 in the Orcutt Community Planning area. Grading associated with the proposed project includes approximately 154,273 cubic yards (cy) cut, and 154,428 cy fill and 155 cy (net) import. The subject property, a 146-acre parcel zoned Residential Ranchette (RR-10)/ Multi-Family Residential, Open Space (MR-O) and identified in the Assessor Parcel Map Book as APN 129-151-026, is located at the corner of Highway 101 and Clark Avenue in the community of Orcutt. The project also proposes to rezone approximately 138-acres of the 146-acre project site from Residential Ranchette (RR-10) to Planned Residential Development (PRD-125).

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to grading/building permit issuance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The rule can be viewed at www.ourair.org/wp-content/uploads/rule345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

Aeron Arlin Genet • Air Pollution Control Officer
260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • 805.961.8800
OurAir.org • twitter.com/OurAirSBC

5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
6. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to building permit issuance. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the APCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
 - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.
8. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

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



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

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

Memorandum

DATE: March 24, 2021

TO: Shannon Reese
Planning and Development
Santa Maria

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

SUBJECT: APN: 129-151-026
Permit: 13GPA-00005, 13RZN-00001, 13TRM-00001 (TM 14,801), 13DVP-00010
Site: Clark Avenue / HWY 101, Santa Maria
Project: Key Site 3



This Condition Memorandum Supersedes the Previous Condition Memorandum Dated March 11, 2021

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

**NO CONDITIONS FOR GENERAL PLAN AMENDMENT
AND REZONE TO RESIDENTIAL**

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

THE FOLLOWING CONDITIONS ARE FOR THE TRACT MAP APPROVAL

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

1. Road names shall be required. Contact the County of Santa Barbara, Planning and Development Department for application information.

THE FOLLOWING CONDITIONS ARE FOR THE DEVELOPMENT PLAN

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

2. Access plans shall be approved by the fire department prior to any work being undertaken.
 - Access shall be as shown on plans received September 1, 2015.
 - Roads 24 feet wide shall not allow for parking on either side.
 - Roads 28 feet wide shall allow for parking on one side only.
 - Roads 36 feet wide shall allow for parking on both sides.
 - Red curbs shall be required in all areas that do not allow for parking.
 - This shall be in the CC&Rs and shall be required to be enforceable by the H.O.A.

- All access ways shall be installed, made serviceable and maintained for the life of the project.
3. The existing gate structure on Chancellor Street shall be available for use for Ingress and Egress purposes by all residents of Key Site 3.

THE FOLLOWING CONDITIONS ARE FOR CONSTRUCTION

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

PRIOR TO BUILDING PERMIT ISSUANCE

4. Fire Protection Certificate(s) shall be required.
5. Recorded addressing is required by the fire department prior to issuance of building permit.

PRIOR TO VERITCAL CONSTRUCTION

6. Access shall be as shown on plans received September 1, 2015.
 - Asphaltic concrete paving up to and including first lift of asphalt shall be required.
 - All access roads shall be installed, made serviceable and maintained for the life of the project.
 - Driveways serving one residential parcel shall have a minimum width of 12 feet. Driveways serving two residential parcels shall have a minimum width of 16 feet. Driveways serving three to four residential parcels shall have a minimum width of 20 feet.
 - All access surfaces shall be paved.
7. Bridge plans shall be approved by the fire department prior to installation.
 - Bridge shall be installed, made serviceable and maintained for the life of the project.
 - Bridge shall have a minimum HS-20 rated load-bearing capacity.
8. Street signs shall be installed.
 - The private road name signs shall be blue with white letters.
 - The county road name signs shall be brown with white letters.
9. Temporary address posting is required during construction.
10. New fire hydrants shall be installed. Number of new fire hydrants to be determined.
 - Fire hydrant plans shall be approved by the fire department prior to installation.
 - Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
 - Residential fire hydrants shall consist of one 4-inch outlet and one 2-1/2-inch outlet.

PRIOR TO FINAL OCCUPANCY OF THE FIRST STRUCTURE

11. Painted red curbs shall be required in all designated areas.
12. Signs indicating “Fire Lane – No Stopping” shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
13. An automatic fire sprinkler system shall be installed in each residence.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
14. Address numbers shall be a minimum height of four inches.
 - Residential address numbers shall be posted as required by fire department.
15. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space.

Payment shall be made according to the schedule of fees in place on the date fees are paid.
Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please telephone 805-681-5528.

SC:ps

c Natalie Correa, Golden State Water Co. – natalie.correa@gswater.com



Santa Barbara County Public Works Department
Flood Control  Water Agency

September 18, 2015

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

Re: **13TRM-00000-00001, 13DVP-00000-00010; Key Site 3 Development Plans & Tract Map
APN: 129-151-026; Orcutt**

This letter supersedes our previous letter dated April 2, 2015.

Dear Mr. Zorovich:

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

1. General

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

2. Design

- a. All development shall be designed in compliance with the Floodplain Management Ordinance, Chapter 15A of the Santa Barbara County Code.
- b. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
- c. The Erosion gully at the northwest end of the site is actively eroding and adds to sedimentation downstream including impacts to District facilities. The Applicant shall include, as a part of the project grading and drainage plan, a stabilization plan to halt migration of the gully and continued erosion on the site. This plan shall include re-direction of all drainage away from the gully or through the gully in a non-erosive manner, stabilization of the slope by grading, benching, vegetation, and/or other means acceptable to the District the Planning & Development Department.

- d. Any off-site drainage shall be conveyed through the site separately from the storm water generated on-site.
- e. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Map to the District for review and approval.
- f. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- g. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments or 0.1 ac-ft/ac for commercial/industrial developments; and to discharge water at a maximum rate of 0.07 cfs/ac. Due to the high density of the proposed housing on this site, the basins shall be sized to the commercial/industrial standards.
- h. The proposed storm drain system shall be designed to convey 100-year peak flows through the site in a non-erosive matter. No flows shall be carried overland on unarmored hill slopes.
- i. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

3. Prior to Final Map Recordation/Zoning Clearance

- a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- b. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- c. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- d. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- e. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- f. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit a Project Summary Report in PDF format to the District.
- c. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Mark Luehrs, P.E., CFM
Development Review Engineer



**Community
Services
Department**
Connecting People to Opportunities

George Chapjian, Director, Community Services
Sarah York Rubin, Executive Director, Office of Arts & Culture
Ryder Bailey, CPA, Chief Financial Officer, Community Services
Dinah Lockhart, Deputy Director, Housing & Community Development
Jeff Lindgren, Superintendent, Parks Division
Ashley Watkins, Division Chief, Sustainability Division



August 28, 2020

TO: Shannon Reese, Planner
Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 13TRM-00000-00001, 13DVP-0000-00010 SB Clark, LLC Residential Subdivision (Key Site 3)
APN 129-151-026

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

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

Based on the current fee schedule, the total fee for the proposed project would be \$546,720 (\$4,556 x 119 lot/dwelling units and 1 additional lot). Fees are due prior to land use clearance. The actual fee shall be based on the fee schedule in effect when payment is made. Fee schedules are subject to adjustment on an annual basis. This office will not accept nor process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

2) The applicant shall offer to dedicate to the County the Open Space and Trail areas generally as required in the Orcutt Community Plan Key Site 3 standards and as approved by the decision makers. Said dedication shall be made prior to the recordation of the final map for the property, and shall be in conformance with property transfer requirements from the County Real Property Division.

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

An agreement for initial maintenance responsibilities and provisions for on-going funding and maintenance by the HOA for the fuel modification/management zones in the open space for the benefit of the residences shall be included in the CC&R's and in place prior to final map recordation. Maintenance of any fencing, drainage improvements, landscaping, retaining walls, vegetative buffers and any other improvements on the dedicated County open space that will serve the development will be the responsibility of the HOA in perpetuity.

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

Final design plans for trails which would generally involve a dirt path loop on the southern portion of the open space and trail connections to the southern boundary, and decomposed granite path along the upper eastern edge of the project until reaching an overlook shall be approved by County Parks and P&D, and final construction plans shall be reviewed and approved by County Parks prior to land use clearance for development. The applicant shall construct the improvements, open space trails as required to meet the general intent of the development standards for Key Site 3 in the Orcutt Community Plan, the mitigation measures and in compliance with the approved plans.

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

In conformity with the Parks, Recreation and Trails map of the Orcutt Community Plan, the applicant shall dedicate an easement to the County of Santa Barbara for riding and hiking trail purposes concurrent with the recordation of the final map in a location as approved by County Parks Division. Said easement shall be 10 foot wide and dedicated in a location extending along the eastern boundary near the Highway 101 boundary to connect to the proposed paths to the north and south. The applicant shall also dedicate a public access easement along the 6 foot sidewalk of Road "B" between Chancellor Street and Road "D" and along the 4 foot sidewalk of Road "D" to serve as an interim ingress and egress connection for the Orcutt Creek Trail between Chancellor Street and public Road "A" which provides access to the public trailhead parking area. If and when a continuous public access easement is dedicated along Chancellor Street at a later time between the secondary access entry for the project and the dedicated open space boundary near Orcutt Creek per the Parks, Recreation and Trails Map, the public access easement along said sidewalks will be quitclaimed by the County.

cc: George Chapjian, Community Services Department Director

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



September 7, 2020

TO: Shannon Reese, Planner
Development Review

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

SUBJECT: **Orcutt Key Site 3**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
13GPA-00000-00005, 13RZN-00000-00001, 13DVP-00000-00010, 13TRM-00000-00001
APN: 129-151-026, Orcutt

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is **\$565,125** ((125 single family dwellings *\$3,746/dwelling) + (\$415/EDU*125 EDU's Landscaped Median Fee) + (\$360/EDU*125 EDU's Bikeway Fee)). **Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

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

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

Undergrounding of Utilities

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

Sight Distance

4. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall provide intersection/driveway sight distance in a manner acceptable to the Department of Public Works Traffic Section.

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

Access

5. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section in conformance with the County of Santa Barbara Engineering Design Standards, September 2011 or as otherwise approved through a design exception. All driveway accesses shall be improved to include a minimum 25 foot wide commercial driveway with 15' radius curb returns unless otherwise approved by Public Works. The combined total width of all site driveways shall not exceed 40 feet unless otherwise approved by a design exception. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Permit and Traffic Sections.
6. **Prior to zoning clearance**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install a complete street roadway system in accordance with AB 1358. Implementation shall comply with all State and Federal walkable community guidelines by providing a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan

Frontage Improvements

9. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall install, all public frontage improvements consistent with County Standard detail

6-030, Collector Road unless otherwise approved by the County Traffic Engineer through a design exception. Improvements shall include required half width improvements (travel lane, curb, gutter and sidewalk) and up to 18 feet of matching asphalt pavement opposite the roadway centerline.

Street Sections/Pavement Traffic Index

- 11. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards (6-030, Collector Road). All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

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

- 12. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed roads, public or private, and all applicable project frontages. Improvements shall be based on the appropriate roadway detail provided in the Santa Barbara County Engineering Design Standards (6-030, Collector Road) and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

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

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

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

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

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

Traffic Controls

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

13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
14. **Prior to occupancy clearance**, all signs shall be installed, and **prior to final building clearance**, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

15. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

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

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

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

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

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

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

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

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

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

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

16. **Prior to recordation of the Zoning Clearance**, the applicant must apply for annexation of the parcel into the County of Santa Barbara, North County Lighting District and pay all fees and costs for advertising public hearings in connection therewith.
17. **Prior to occupancy clearance**, the developer shall install and energize the following public street lighting. Any modifications to this specification may be done by Public Works, during the plan check process, or by the developer with the approval of Public Works to meet IES RP-08 standards.
 1. 73W PG&E approved Cree XSP Roadway Luminaires (or equivalent) along the unnamed County Roadway. The fixtures shall be type III, full cut-off luminaires, 6 foot arm at a approximate 30 foot mounting height, placed 2 feet behind back of sidewalk at approximately 150 foot intervals and shall be within a public easement.

Off-site Road Improvements

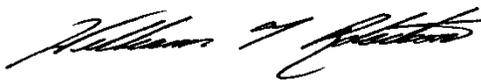
18. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

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

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

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

Sincerely,

 9/07/2020

William T. Robertson

Date

cc: APN: 129-151-026
13GPA-00000-00005, 13RZN-00000-00001, 13DVP-00000-00010, 13TRM-00000-00001
Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

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

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
8. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
9. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.

10. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
11. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
12. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
14. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
15. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
16. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

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

17. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
18. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
19. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.

20. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
21. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
22. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
23. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
24. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
25. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
26. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
27. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
28. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
29. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
30. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department *prior to release of any securities* that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, *and that all rough grading has been completed in substantial conformance with the tract grading plan.*
31. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
32. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
33. All roads shall be kept clear of mud *and/or other construction debris* during construction.

34. The Developer will be responsible for and fees required for materials retesting.
35. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
36. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
37. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
38. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
39. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
40. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
41. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
42. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
43. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
44. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
45. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
46. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
47. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
48. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the*

Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.

49. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

**THIS LETTER REVISES PRIOR PROJECT CLEAN WATER CONDITION LETTER –
HIGHLIGHTS IN BOLD AND STRIKE-THROUGH**

~~August 8, 2013~~
November 16, 2017

Dana Eady
Planning & Development Department
624 Foster Road
Santa Maria, CA

Re: 13 DVP-0000-00010 Keysite 3, Orcutt
TRM 14,801, 13TRM-00001, 13GPA-00005, 13RZN-00001, **17RDN-00005**
APN 129-151-026

Dear Ms. Eady,

The above referenced project is subject to the **stormwater regulations for Post-Construction Requirements (Central Coast Water Board Resolution No. R3-2013-0032)**. The proposed project will result in new impervious surfaces that exceed the established threshold of 15,000 sf of impervious area. Therefore this project is required to meet the performance objectives of the Post-Construction Requirements, which include but are not limited to retaining storm water runoff volume and controlling peak runoff rates with measures incorporated onsite. ~~County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project involves more than 1.0 acre of residential development. See attached Standard Conditions.~~

~~Please be advised that as of March 6, 2014, new state regulations shall be applicable to this project if, at that time, no discretionary approval has been granted. These new regulations require, among other things, retention of storm water runoff from the 95th percentile storm event with various exceptions for redevelopment and technical infeasibility. Please see the Central Coast Water Board website for Resolution No. R3-2013-0032.~~

The following provisions apply to this application:

1. ~~For application completeness~~, the applicant must submit a **Stormwater Control Plan** ~~information~~ identifying how runoff is managed for the design storms using **Low Impact Development (LID) stormwater measures**. ~~acceptable BMP measures, such as detention/infiltration. The information must show the tributary areas that generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume, as appropriate per BMP, and verify that adequate space is available and reserved to meet the performance objectives.~~

It is recommended to follow the County of Santa Barbara's Stormwater Technical Guide for a Tier 4 project. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities. The Stormwater Technical Guide and templates for a Stormwater Control Plan and Maintenance Plan can be found on our County's Public Works - Project Clean Water website.

2. Prior to Final Map Recordation, issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever of these actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval the **civil and landscape plans and a final Stormwater Control Plan. The final Stormwater Control Plan must provide relevant details on the location and function of LID facilities.** ~~either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan or its equivalent.~~

~~The submittal(s) must provide relevant details on the location and function of treatment control BMPs. At a minimum, the submittal(s) must:~~

- ~~a. Show the locations of all impervious surfaces and their drainage management area,~~
 - ~~b. Demonstrate how the treatment areas comply with the conditions by managing runoff from the design storm, and~~
 - ~~c. Include a long term maintenance plan appropriate for the proposed facilities.~~
3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits, whichever comes first, applicant must sign a maintenance agreement that includes the long-term maintenance plan. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. The maintenance agreement with the County of Santa Barbara will be signed and notarized by the property owner.

4. Prior to issuance of Occupancy Clearance / Construction completion Rough Grade Inspection, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer.

5. **Prior to the first final Building Inspection Clearance, a Drainage Improvement an Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record

and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. **If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.**

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water **Control Plan** ~~Quality Management Plan or equivalent~~ is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

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

Sincerely,



Cathleen Garnand, Interim Project Clean Water Manager

cc: SB Clark LLC, 300 Esplanade Dr., Suite 1550, Oxnard, CA 93036
John Franklin, 3159 Eaglewood Ave., Thousand Oaks, CA 91362
~~Penfield & Smith, 210 E. Enos Dr., #100, Santa Maria, CA 93454~~
**LC Engineering Group, Inc. Consulting Engineers, 889 Pierce Court, Ste 101,
Thousand Oaks, CA 91360**

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\803-8750 FAX 805\803-8753

August 21, 2020

Jane Drenon
c/o Penfield and Smith Engineers, Inc.
111 East Victoria Street
Santa Barbara, CA 93101-2018

Re: Vesting Tentative Tract Map 14,801 (Orcutt Community Plan Key Site 3)

Dear Jane:

This letter is to summarize recent correspondence to date regarding the project. On November 14, 2017, the District responded by letter to a vesting tentative tract map submittal. That letter specified requirements for an offsite sewer extension, which was proposed through Chancellor Street. The letter also specified general conditions and constituted an availability letter for sewer service. In follow-up to offsite sewer extension inquiries, the District issued a letter dated April 20, 2018 identifying multiple possible routes with an associated sewer model analysis, one option extending gravity sewer through Oakbrook Lane. Follow-up vesting tract map submittals proposed extending gravity sewer through Oakbrook Lane, and the District responded to two additional vesting tract map drafts on September 21, 2018 and December 21, 2018. On November 22, 2019, the District received final legal descriptions and exhibit maps from an engineering firm hired by the developer, LC Engineering Group. On December 11, 2019, the District provided draft easement deeds for use in negotiating acquisition of the public sewer easements, with instructions to return to our office upon execution (signed and notarized by property owners) by each party for acceptance and recordation.

On July 15th, 2020, Aldersgate Investment provided executed easement deeds to the District. The District immediately routed the easement deeds internally for acceptance and recordation, with the current date for acceptance by the County of Santa Barbara Board of Supervisors (ex-officio board of directors for the District) scheduled for August 25th, 2020, and recordation to follow shortly.

Conditions in the original availability letter dated November 14, 2017 still apply, with the exception that the proposed route for public sewer is through Oakbrook Lane as discussed. Can and Will Serve Letter issuance is not available until requirements listed in the November 14, 2017 letter are met. Letters referenced above are attached for your records.

Please call me at (805) 803-8755 or email me at mwilder@cosbpw.net for any questions you may have.

Sincerely,

Kevin Thompson, for

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

Copy: Shannon Reese, Planning and Development
Brad Crandall, Building and Safety
Matt Mansi, Aldersgate Investment, 300 E. Esplanade Drive, Suite 1550, Oxnard, CA 93036

File: Key Site 3

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

November 14, 2017

SB Clark, LLC
c/o John Franklin, Principal
Franklin Real Estate Development, LLC
3259 Eaglewood Avenue
Thousand Oaks, CA 91362

Re: Vesting Tentative Tract Map 14,801 for Key Site 3 on APN 129-151-026

Dear John:

Laguna County Sanitation District is in receipt of the most current vesting tentative tract dated October 19, 2015 as provided by the County Planning & Development Department on November 8, 2017. The map proposes 160 condominium MRO units on two lots sites and 119 single family dwelling PRD units. It is understood that the MRO development is separate from the SFD development. Upon review, we have the following comments:

1. The project is already located within the boundaries of the Laguna County Sanitation District, therefore annexation is not required.
2. Please change the address for the Laguna County Sanitation District to 620 West Foster Road on sheet 3.
3. The easements identified for sewer purposes on the proposed private streets and on the open space lot must be dedicated to and accepted by the Laguna County Sanitation District on the final map. Adequate access to sewer facilities located on the open space lot must have accessibility for maintenance equipment.
4. The project requires an offsite sewer main extension in Chancellor Street. The term "public utility purposes" in the Chancellor Street grant deed recorded as instrument 84-25731 does not adequately include the right to construct a sewer line and dedicate it to the District as required per District development standards. Therefore, the project is conditioned to obtain the appropriate public sewer rights in Chancellor Street.

This letter can further be considered and availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed RWQCB thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in Sections 29-25 and 29-26 of the County Code.
- The use of salt load style water softening devices is prohibited pursuant to County Code Section 29-26.1.
- Commercial food service facilities, such as a club house kitchen is required to provide the appropriate fats, oil and grease control devices per California Plumbing Code requirements.
- Commercial facilities must have separate domestic use water metering to be used for sewer billing purposes.
- Backwater valves and property line cleanouts are required for each sewer lateral.
- The District has adequate treatment and discharge capabilities to serve the project.
- The existing collection system does have flow limitations downstream such that capacity improvements are required. A cost share for this project has been estimated and is considered as an impact mitigation fee. The District is proposing improvements to these facilities such that the District will have adequate wastewater collection capacity to serve the project.

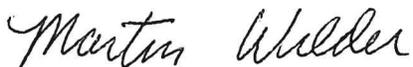
Permits for Service and a Can-and-Will Serve letter authorizing final map recordation will be issued indicating that the project can be served upon demand and without exception and that all financial arrangements have been made to the satisfaction of the District when:

1. Plan check, inspection, trunk line and impact mitigation fees have been paid.
2. Final improvement plans (and submittals) have been approved (signed).
3. The tract map identifies appropriate sewer rights of way easements for the project.

Connection fees, will be due before occupancy approval will be issued by the Building & Safety Division. Sewer service charges are also due at occupancy based on the prorated amount of the annual charge from the occupancy date through June 30. Thereafter, the annual sewer service charge will be billed on the tax roll for the parcel.

Please call me at 739-8750 for any questions you may have.

Sincerely,



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

Copy: Dana Eady, Planning & Development
Mark Matson, Building & Safety
Steven G. Martin, County Counsel
Aleksandar Jevremovic, County Surveyor
Dana Solum, Environmental Health Services
File: Key Site 30

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

January 3, 2018

John Zorovich, Supervising Planner
County of Santa Barbara
Planning and Development Department
624 West Foster Road, Suite C
Santa Maria, CA 93455

Re: Key Site 3; APN 129-151-026; 13GPA-00005; TM 14,801
Chancellor Street

Dear John:

This letter is in response to inquiries related to the applicability of the grant deed recorded as instrument 84-25731 (Chancellor Street) for placement of a proposed Laguna County Sanitation District sewer main extension per the tentative map to serve this project. Prior review of development proposal documents yielded an opinion by the District that this instrument did not provide adequate rights of way for a sewer main to be held in ownership of the District.

Subsequent documentation provided by Mark Manion of Price, Postal & Parma, LLP on behalf of John Franklin, agent for the developer (SB Clark, LLC), was provided December 6, 2017. Review of this information is not compelling to indicate the owner has the ability to convey a sewer easement to the District or that the District would have the right to use the easement. That is, the "public utility purpose" does not clearly indicate that it can be transferred to the District and being "nonexclusive", the easement may limitations. It is further unclear whether this easement can be severed from the benefitted land and transferred to public use (conversion from an appurtenant easement to an in gross easement) as other authority explains that it cannot.

For these and other reasons, we believe it is reasonable and prudent to require an easement in the name of the District per District Design requirement 4.12, which in part states:

Sewers in Easements

When proposed sewer main lines are not located in existing or proposed public roadways, easements shall be dedicated to the Laguna County Sanitation District and shall subject to

review and approval by the District. This includes sewer facilities to be located in private streets and offsite locations.

Mechanisms that could be further considered and/or employed to provide the easement include:

- Obtain a right from the underlying landowner in the name of the District.
- Obtain a declaratory judgment/quiet title action regarding the deed to clarify that the developer can grant the easement right to the District and then convey it to the District.
- Consider eminent domain by the County through Government Code 66462.5.
- Consider private eminent domain under Civil Code 1001 and Code of Civil Procedure 1245.325.

Sincerely,



Martin Wilder, P.E.

Laguna County Sanitation District Manager

Copy: Dana Eady, Planning & Development
Mark Matson, Building & Safety
Steven G. Martin, County Counsel
Aleksandar Jevremovic, County Surveyor
Dana Solum, Environmental Health Services
File: Key Site 3

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

April 20, 2018

SB Clark, LLC
c/o John Franklin, Principal
Franklin Real Estate Development, LLC
3259 Eaglewood Avenue
Thousand Oaks, CA 91362

Re: Sewer Access of Tract Map 14,801 for Key Site 3 on APN 129-151-026 to Laguna County Sanitation District Sewer System

Dear John:

Per prior discussions, we are reviewing the following sewer main extensions to serve the Key Site 3 project:

1. Gravity sewer main extension through Chancellor Street, then north in Stillwell Road to the existing trunk line (connection on south of Orcutt Creek). This is the alignment shown Tentative Tract Map 14,801. See Exhibit 1 composed of a map and sewer model analysis. Comments as to the use of the Grant Deed recorded as Instrument 84-25731 over Chancellor Street have already been discussed. An alternate route may be available to Stillwell Road (connection to trunk line on north side of Orcutt Creek) through Oakbrook Lane, a private road requiring a similar easement to the District. Note a gravity system through Oakbrook Lane appears possible that would be deeper than the alignment in Chancellor Street and requires lot rearrangement from those shown in the tentative map to provide access.
2. A force main and sewage lift station to convey wastewater northward to Clark Avenue, then by gravity in a westerly direction to Stillwell Road, then by gravity southward in Stillwell Road to the existing trunk line (connection on the north of Orcutt Creek). See Exhibit 2 composed of a map and sewer model analysis. The route through APN 129-280-005 is a County public road right of way per Parcel Map 12,945. The route through APNs 129-280-003 and 004 appears to be a right of way dedicated by a private grantor and accepted by private grantees per Easement Agreement recorded as Instrument 90-0012345, meaning the reservation of right to dedicate to the County per paragraph 5 must be exercised by grantor in order to create a County public road. The route through APN 129-280-001 appears to be a right of way dedicated by a private grantor and accepted by

a private grantee, meaning this right of way must also be dedicated and accepted by the County in order to become a County public road or that the "additional easements may be granted to others within the Easement" clause of paragraph 1 may be employed by grantor or grantee to convey an easement to the District. Alternatively, it is our understanding that a Tentative Parcel Map for this property will be conveying this same right of way and upon recordation, the County public road would be created.

3. A force main and sewage lift station to convey wastewater northward to Clark Avenue, then by gravity in a westerly direction to Stillwell Road, then by gravity northwesterly through existing developed areas north of Clark Avenue. See Exhibit 3 composed of a map and sewer model analysis. See Exhibit 4 composed of pipe upsizing requirement for this option. Same rights of way as above to Clark Avenue.

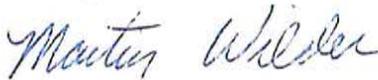
To move forward we are requesting that you provide an analysis of each alternative comparing and contrasting the pros and cons. The analysis should address such issues as right of way requirements; capital costs; operating, maintenance and replacement needs; engineering criteria; environmental impacts; and any other pertinent information.

For your information Laguna County Sanitation District design criteria may be found on line at:

<http://countyofsb.org/pwd/laguna.sbc>

Please contact me at 739-8750 for any questions you may have.

Sincerely,



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

Copy: Dana Eady, Planning & Development
Mark Matson, Building & Safety
Steven Martin, County Counsel
Aleksandar Jevremovic, County Surveyor
Dana Solum, Environmental Health Services
File: Key Site 3

EXHIBIT 1

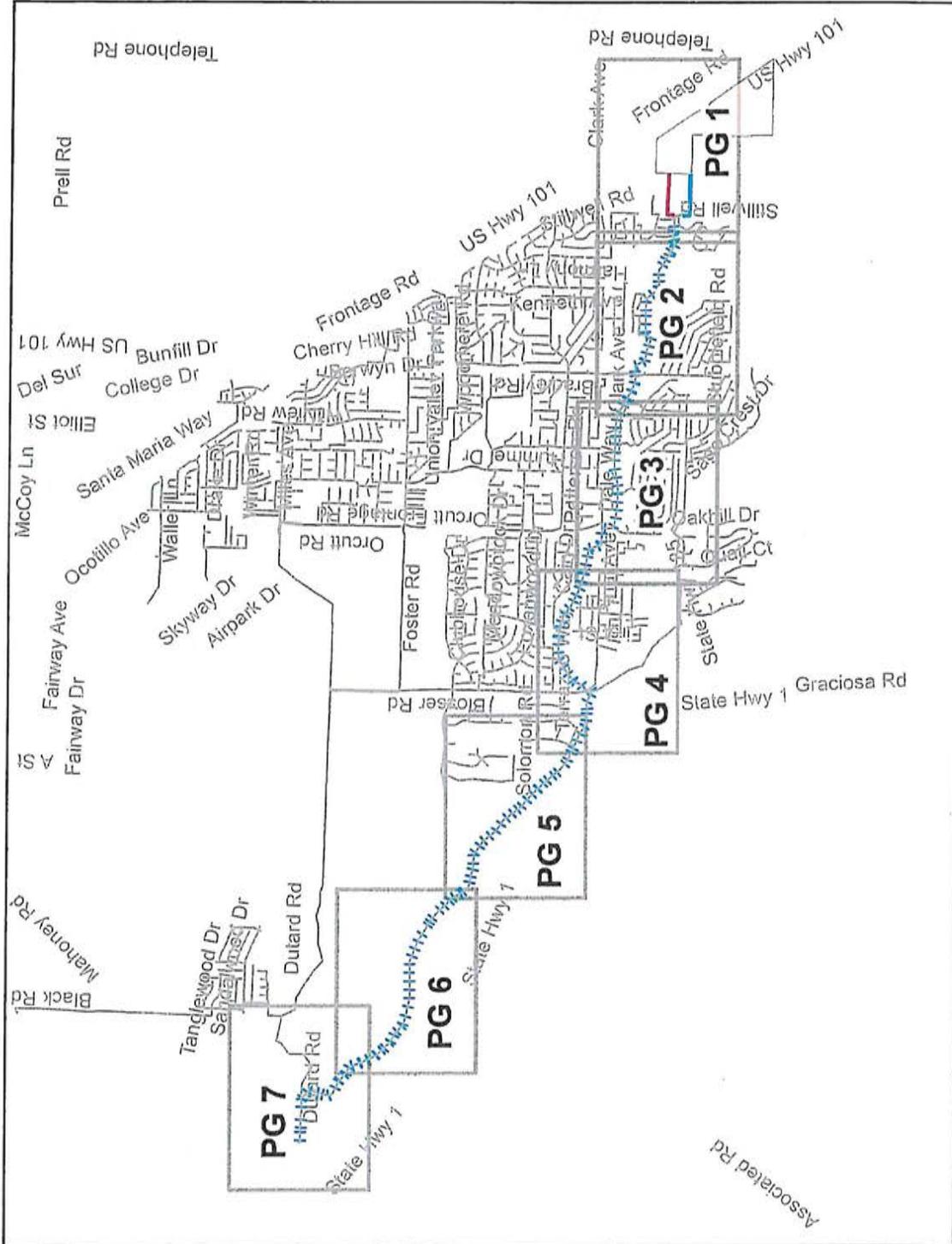
**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
INDEX SHEET**

Date: 4/19/2018



Legend

- SEWER ROUTE CONNECTION OPTION 1A
- SEWER ROUTE CONNECTION OPTION 1B
- SEWER PATH
- KEY SITE 3
- SEWER LOADING FROM KEY SITE 3
PEAK FLOW = 87 GPM



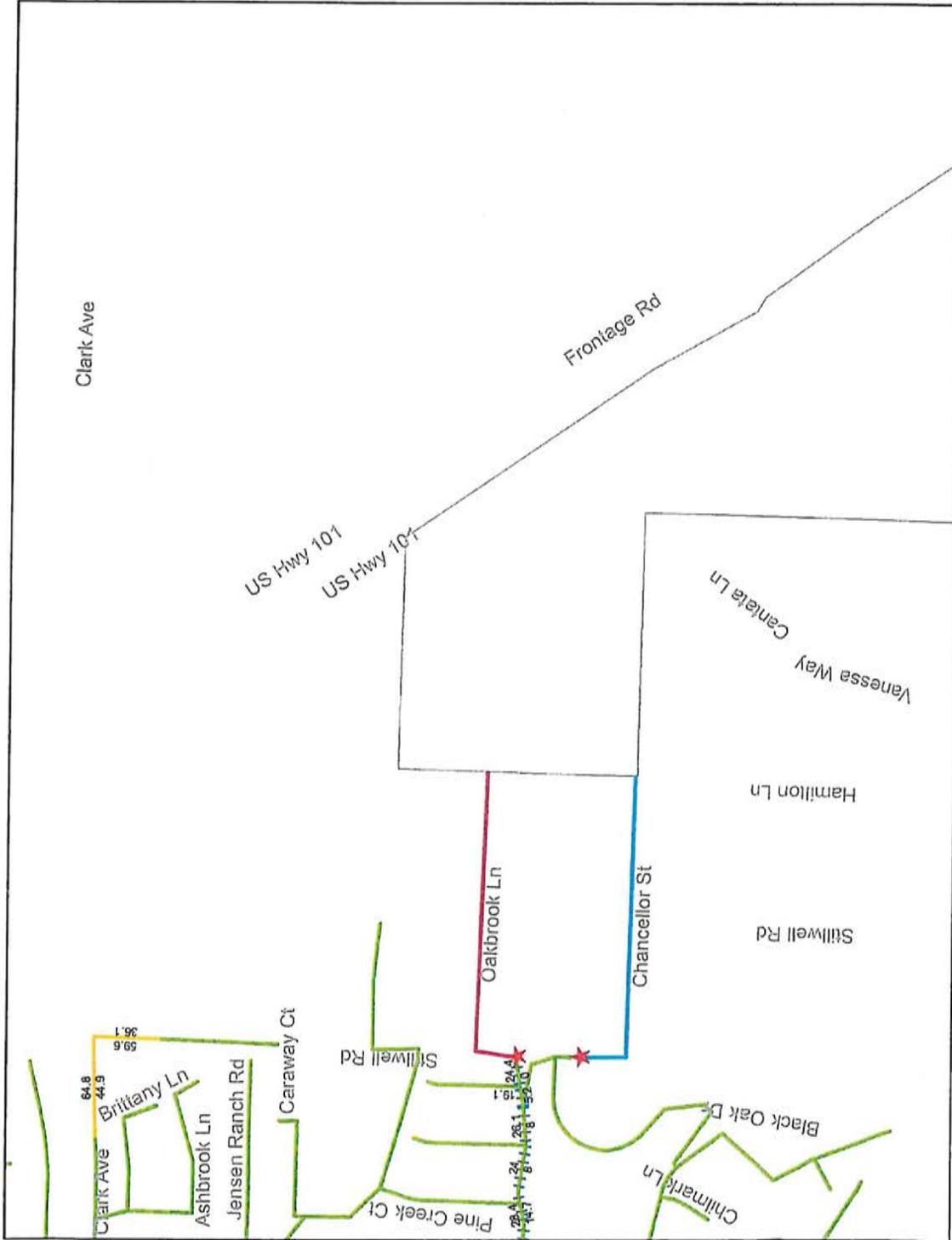
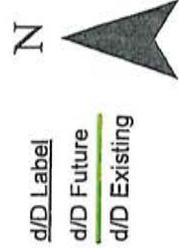
**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
 PG 1 OF 7**

Date: 4/19/2018



Legend

- ★ POINT OF CONNECTION TO EXISTING PUBLIC SEWER
 - SEWER CONNECTION ROUTE
 - SEWER CONNECTION ROUTE OPTION 1A (gravity 1,600')
 - SEWER CONNECTION ROUTE OPTION 1B (gravity 1,600')
 - ||||| SEWER PATH
 - KEY SITE 3
- Future d/D**
- d/D < 0.49
 - d/D > 0.50
 - d/D > 0.75
 - d/D >= 1.00



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
 PG 2 OF 7**

Date: 4/19/2018



Legend

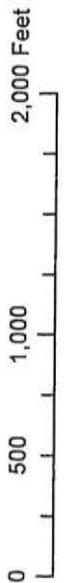
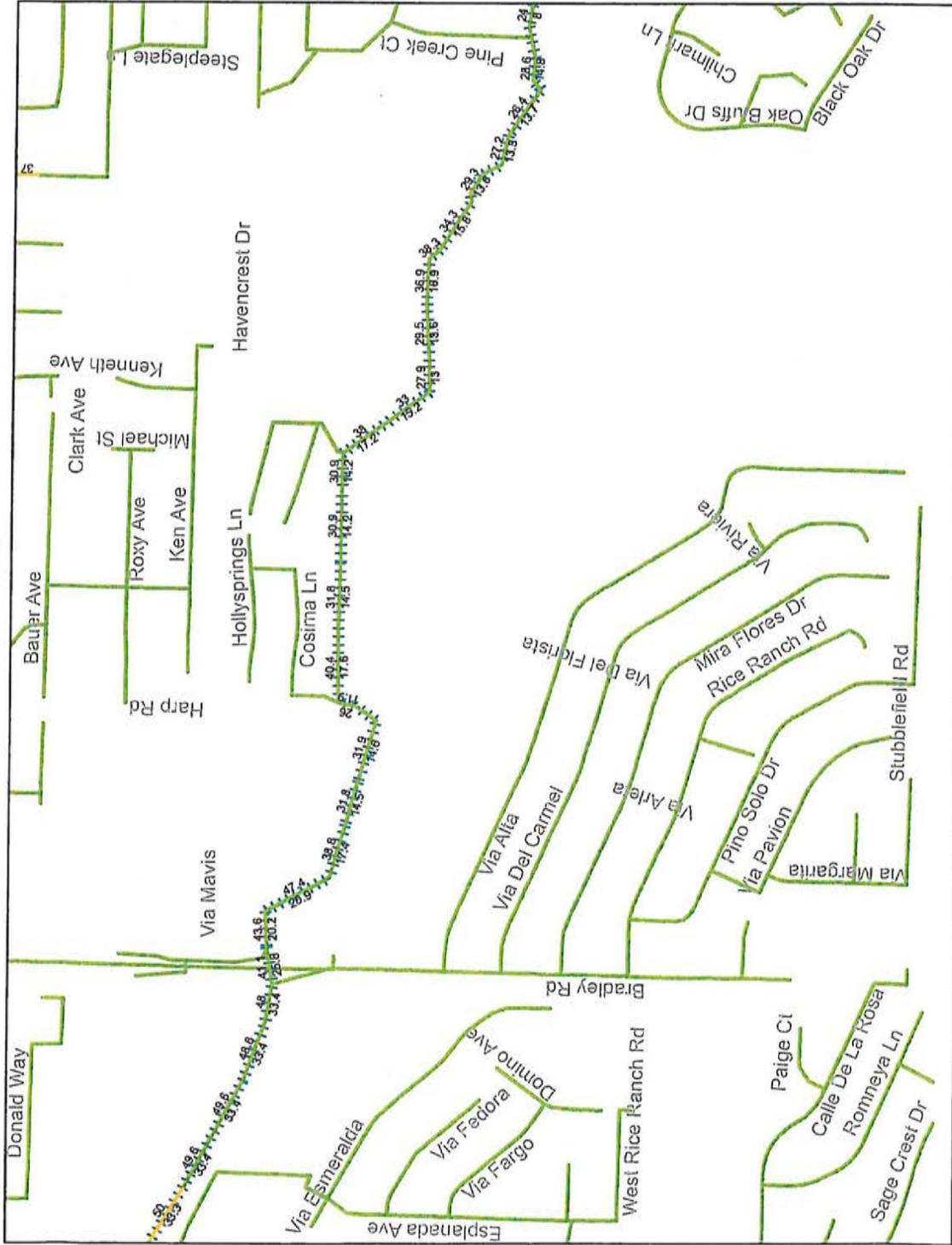
||||| SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00



d/D Label
 d/D Future
 d/D Existing



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
 PG 3 OF 7**

Date: 4/19/2018



Legend

|||||| SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00



d/D Label
 d/D Future
 d/D Existing

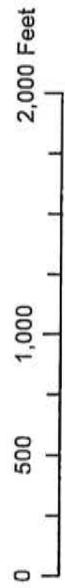
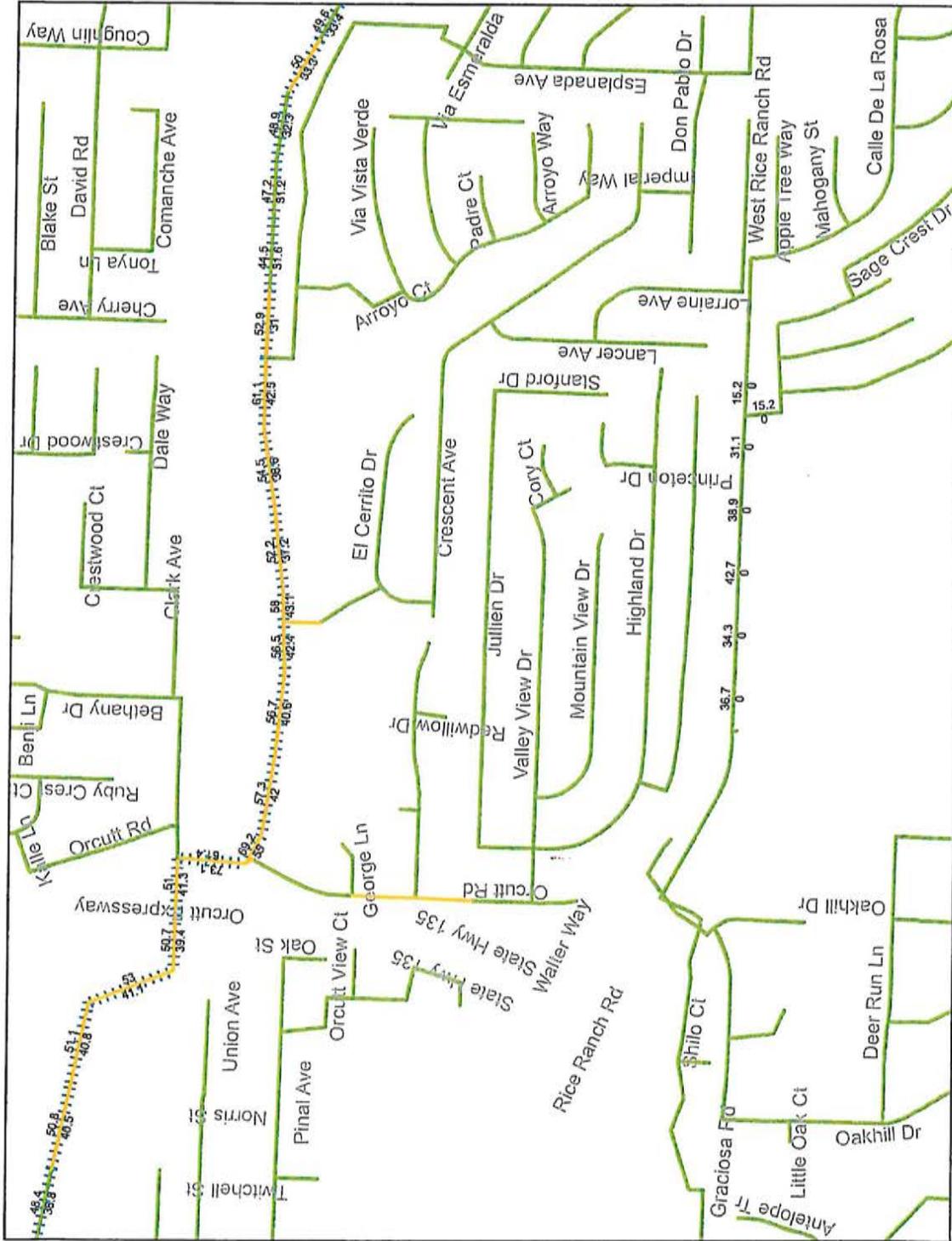


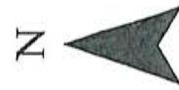
EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE PG 4 OF 7

Date: 4/19/2018

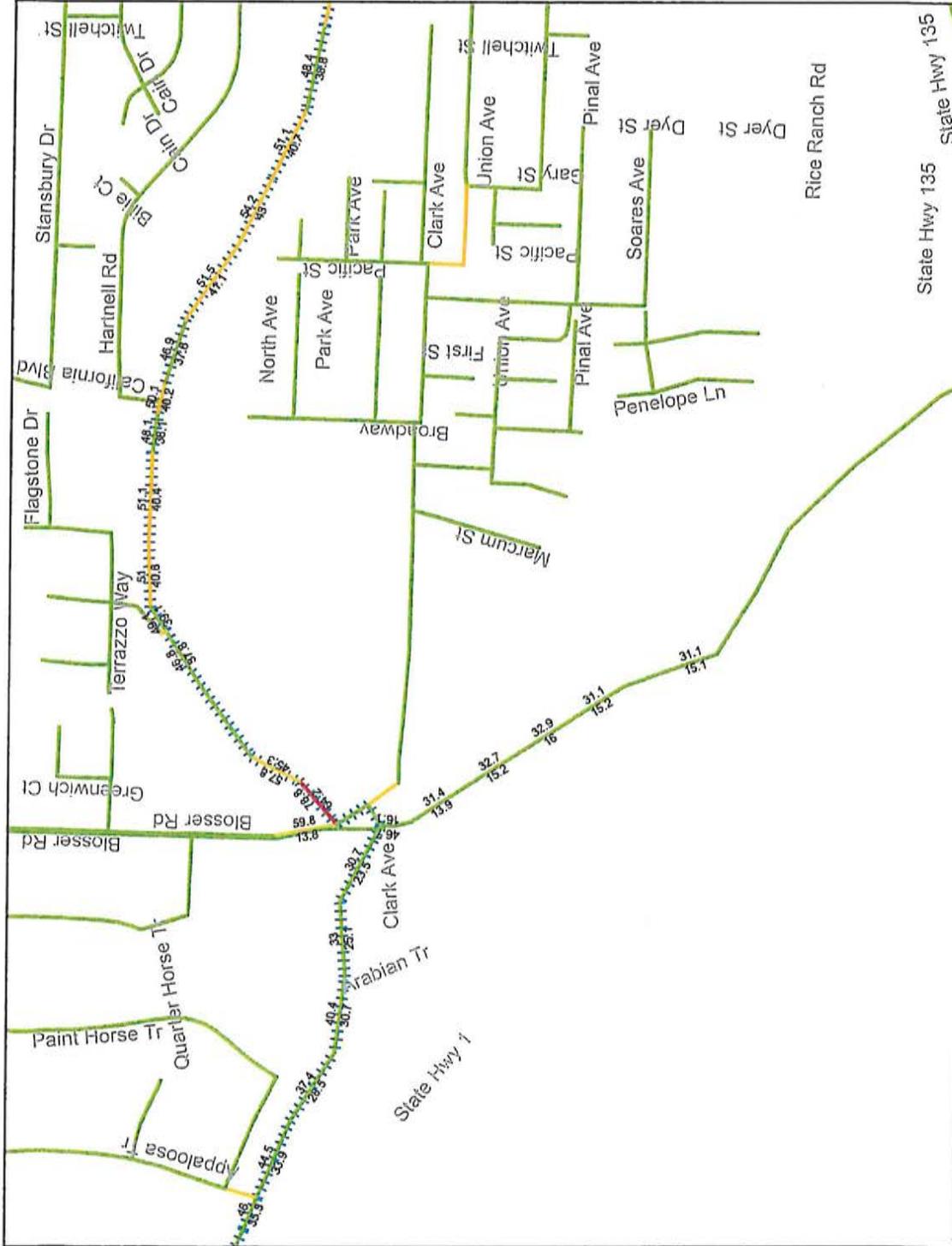


Legend

- ||||| SEWER PATH
- Future d/D**
 - d/D < 0.49
 - d/D > 0.50
 - d/D > 0.75
 - d/D >= 1.00



- d/D Label
- d/D Future
- d/D Existing



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
 PG 5 OF 7**

Date: 4/19/2018

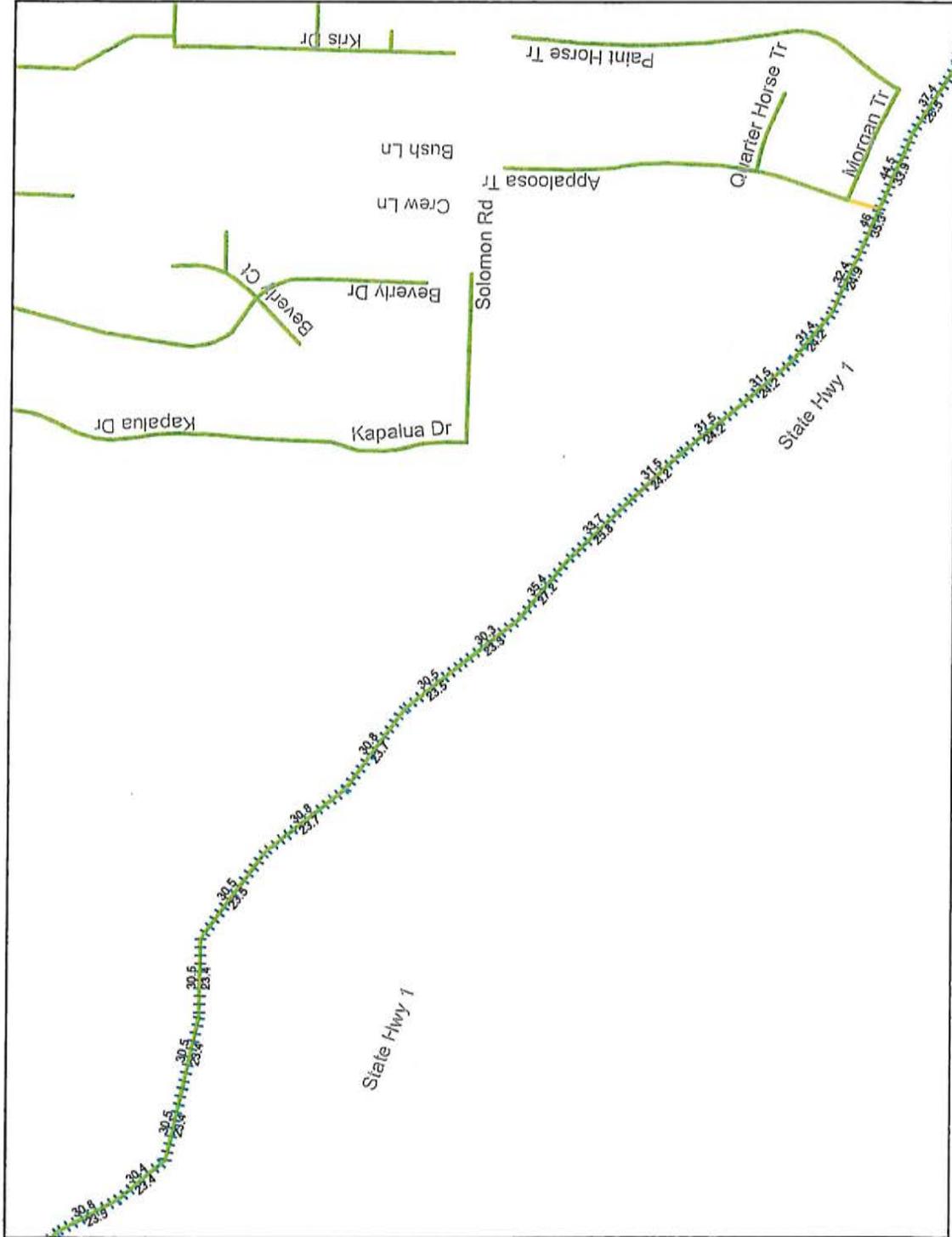


Legend

- ||||| SEWER PATH
- Future d/D
 - d/D < 0.49
 - d/D > 0.50
 - d/D > 0.75
 - d/D >= 1.00



- d/D Label
- d/D Future
- d/D Existing



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
 PG 6 OF 7**

Date: 4/19/2018

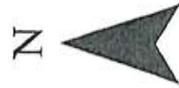


Legend

|||||| SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00



- d/D Label
- d/D Future
- d/D Existing

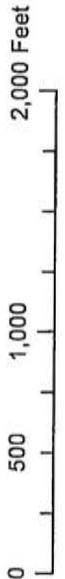
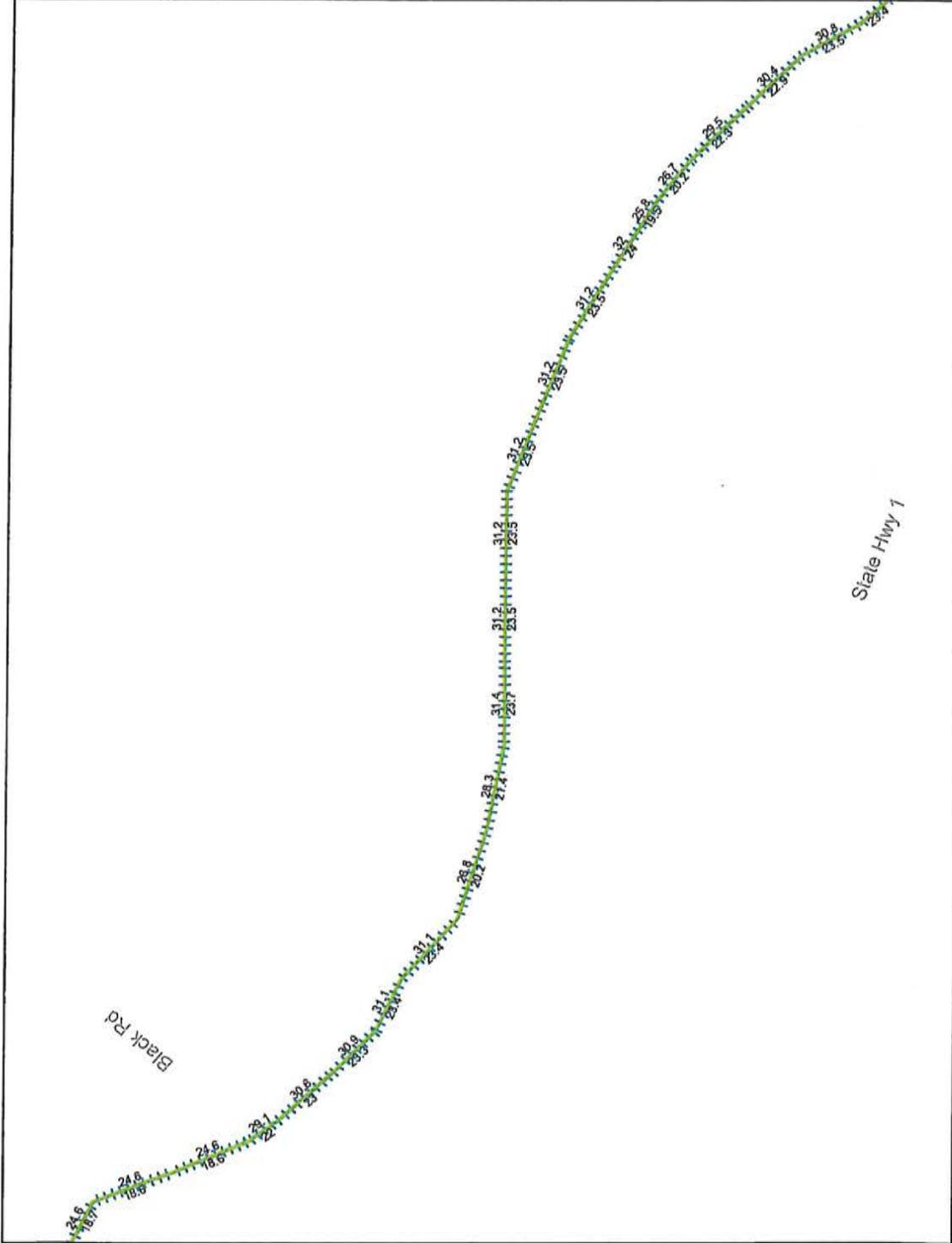


EXHIBIT 2

**EXHIBIT 2: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
INDEX SHEET**

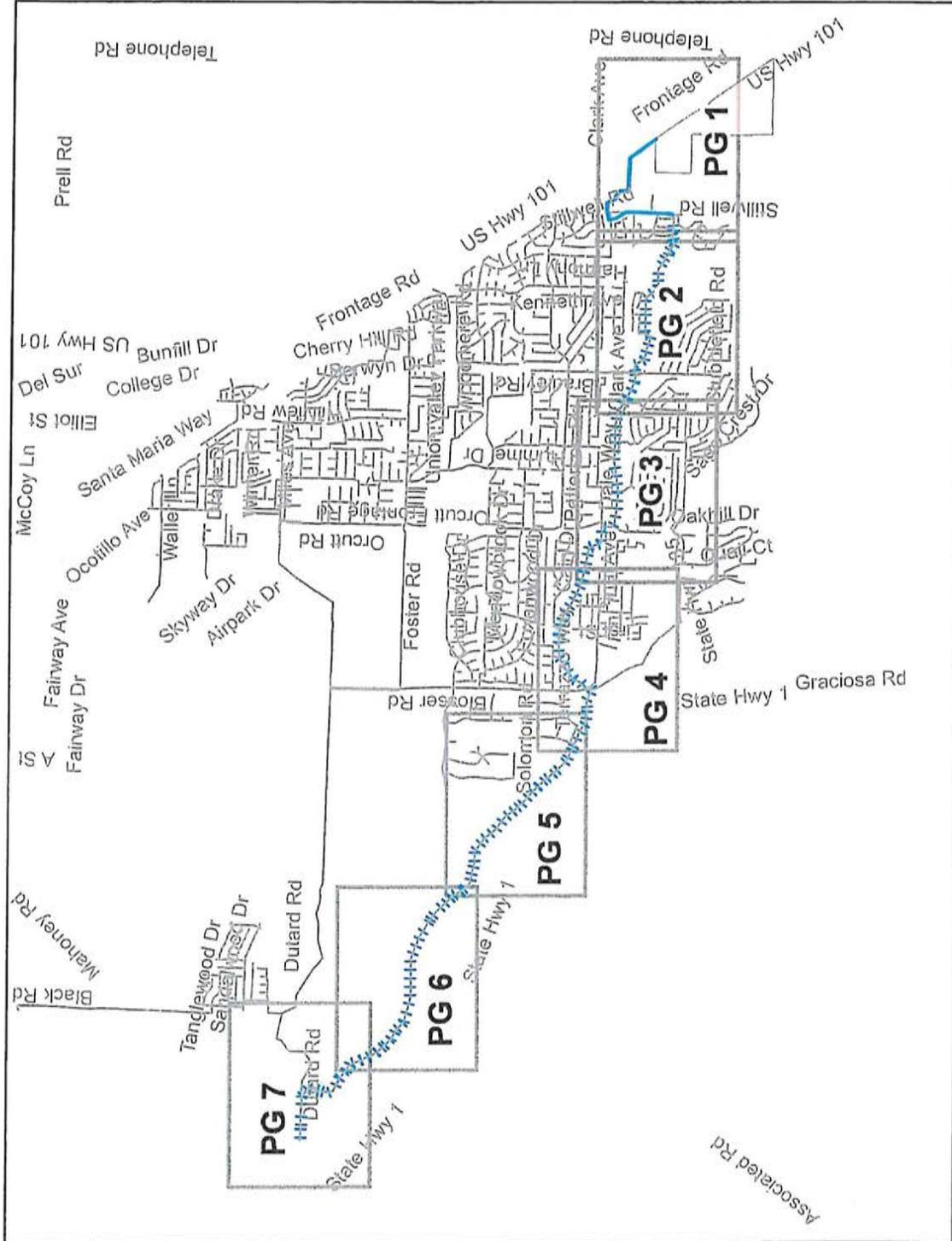
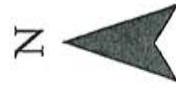
Date: 4/16/2018



Legend

- Sewer Connection Route Option 2
- SEWER PATH
- KEY SITE 3

SEWER LOADING FROM KEY SITE 3
PEAK FLOW = 200 GPM



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
 PG 1 OF 7**

Date: 4/19/2018



Legend

- ★ POINT OF CONNECTION TO EXISTING PUBLIC SEWER
- SEWER CONNECTION ROUTE
- OPTION 2 (pressurized 3,010'; gravity 2,790')
- Future d/D
 - d/D < 0.49
 - d/D > 0.50
 - d/D > 0.75
 - d/D >= 1.00
- SEWER PATH
- KEY SITE 3



- d/D Label
- d/D Future
- d/D Existing

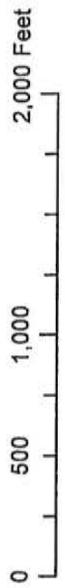
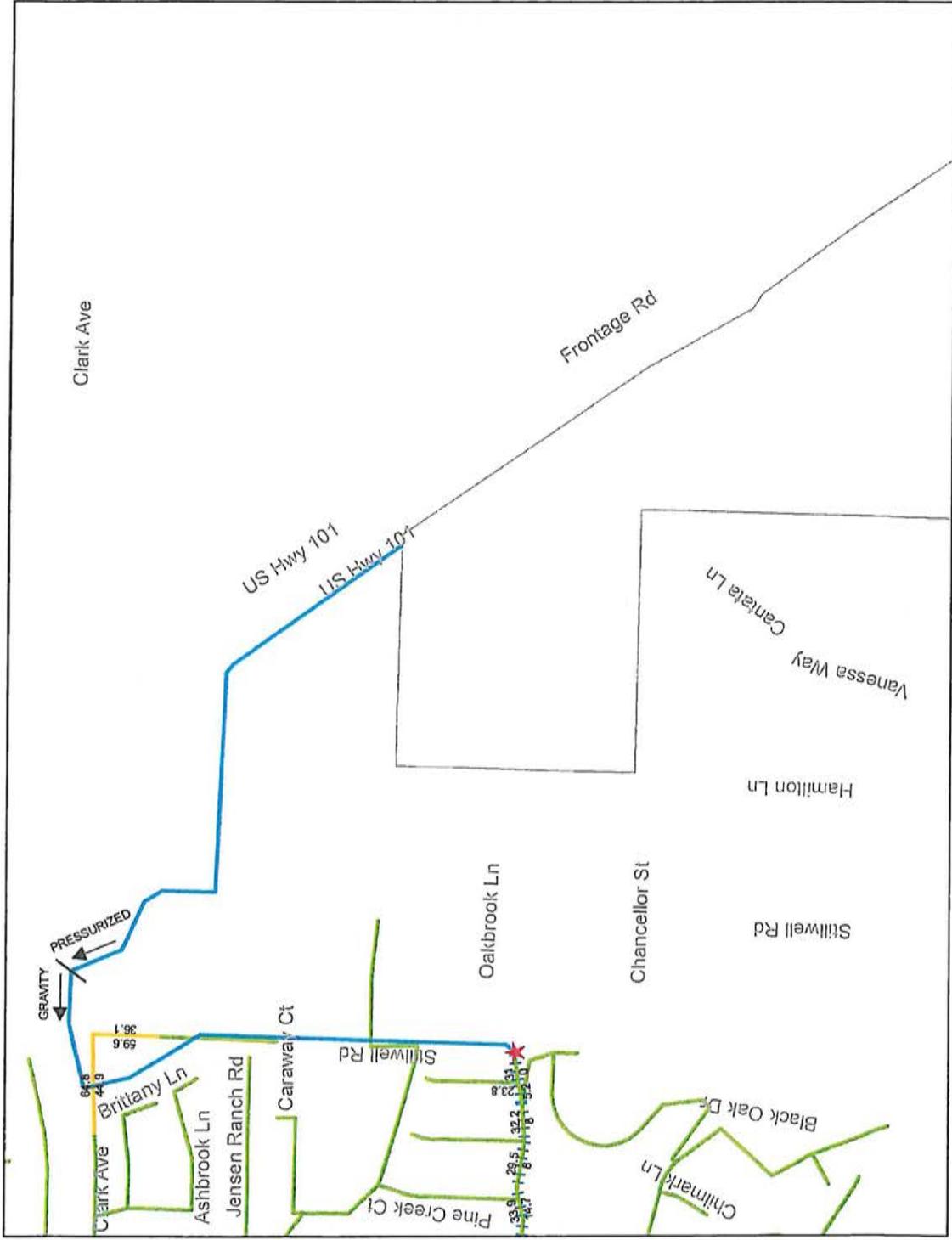


EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE PG 2 OF 7

Date: 4/19/2018



Legend

Future d/D

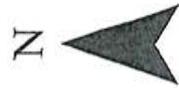
d/D < 0.49

d/D > 0.50

d/D > 0.75

d/D >= 1.00

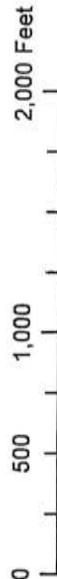
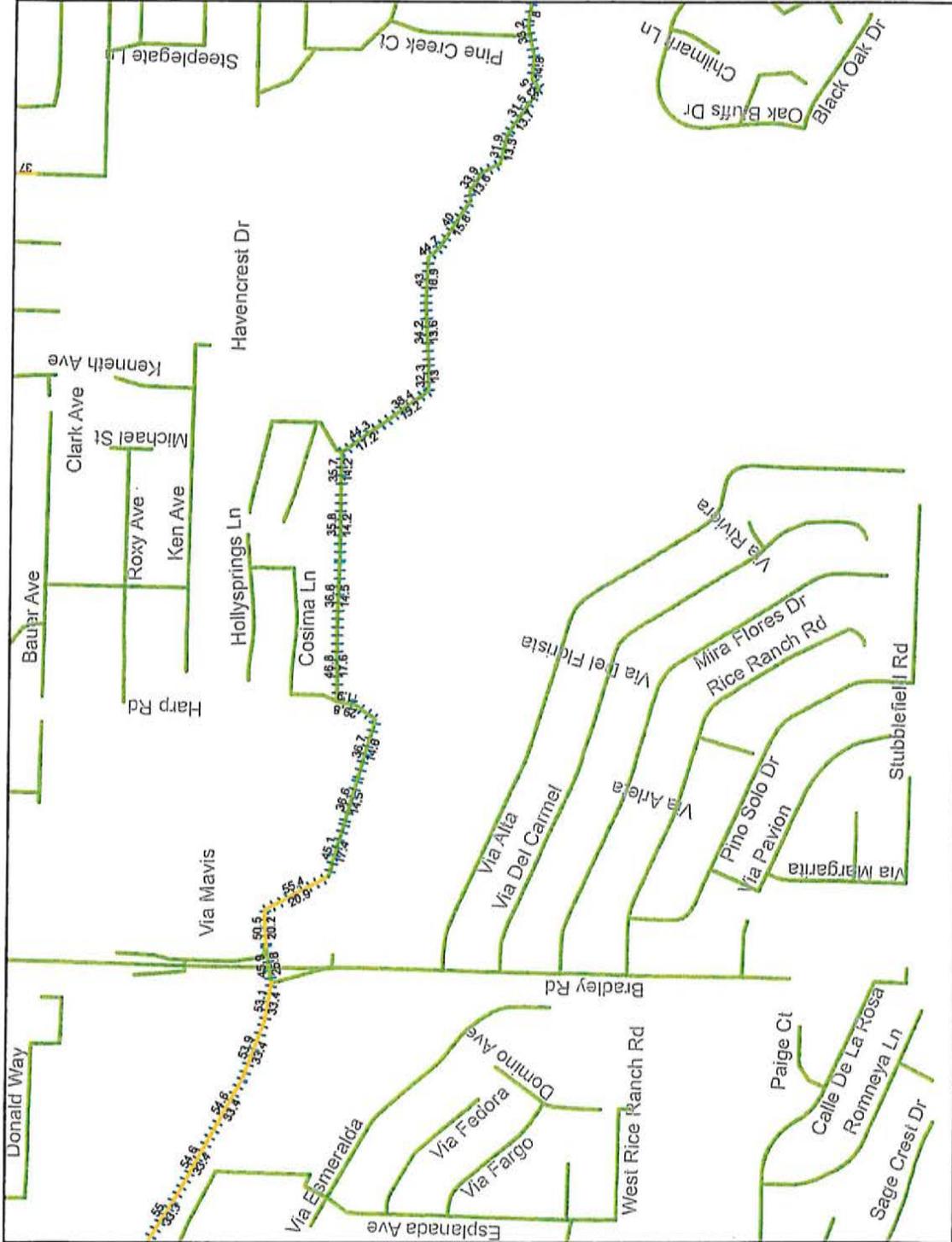
SEWER PATH



d/D Label

d/D Future

d/D Existing



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
 PG 4 OF 7**

Date: 4/19/2018



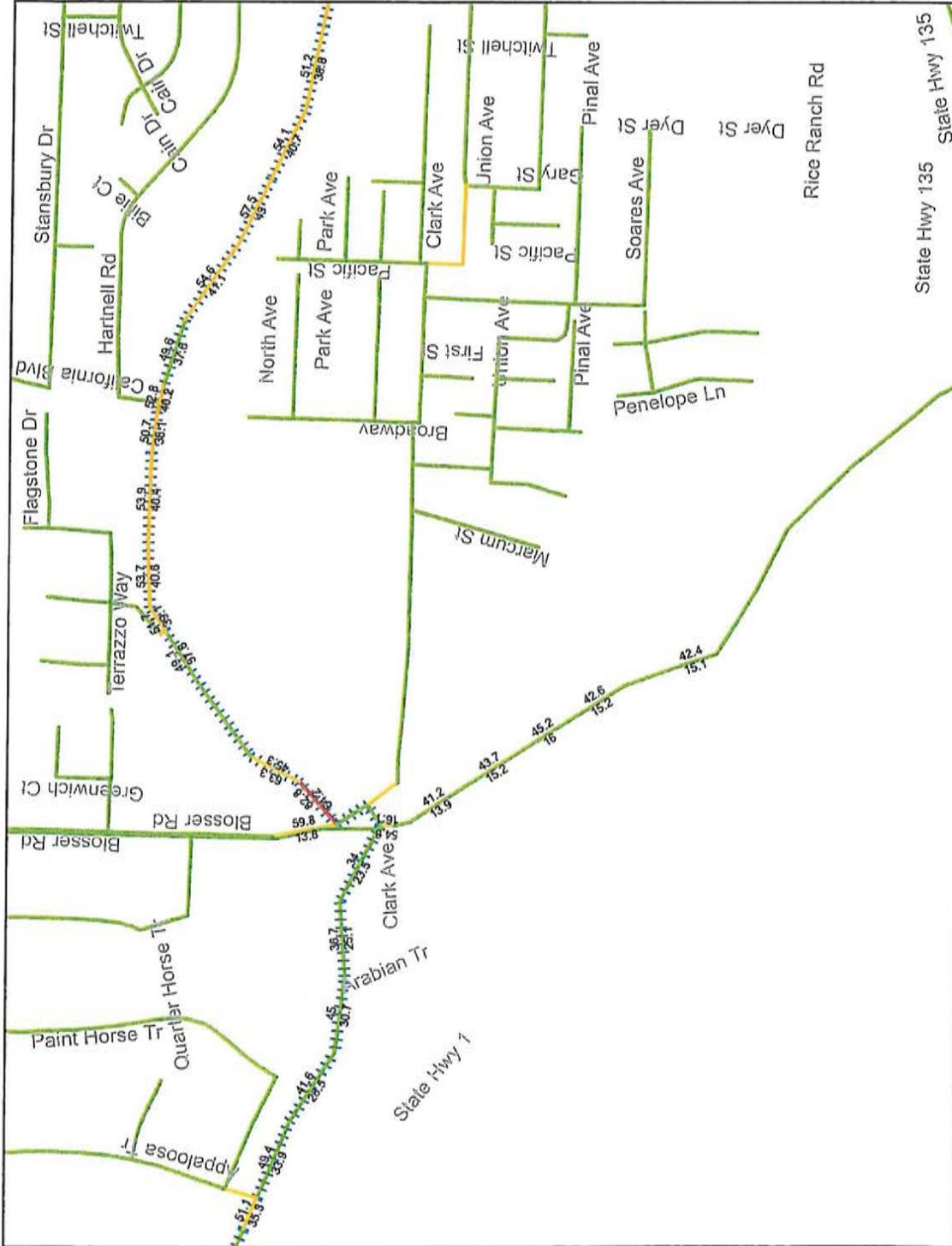
Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- ||||| SEWER PATH



- d/D Label
- d/D Future
- d/D Existing



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
 PG 5 OF 7**

Date: 4/19/2018



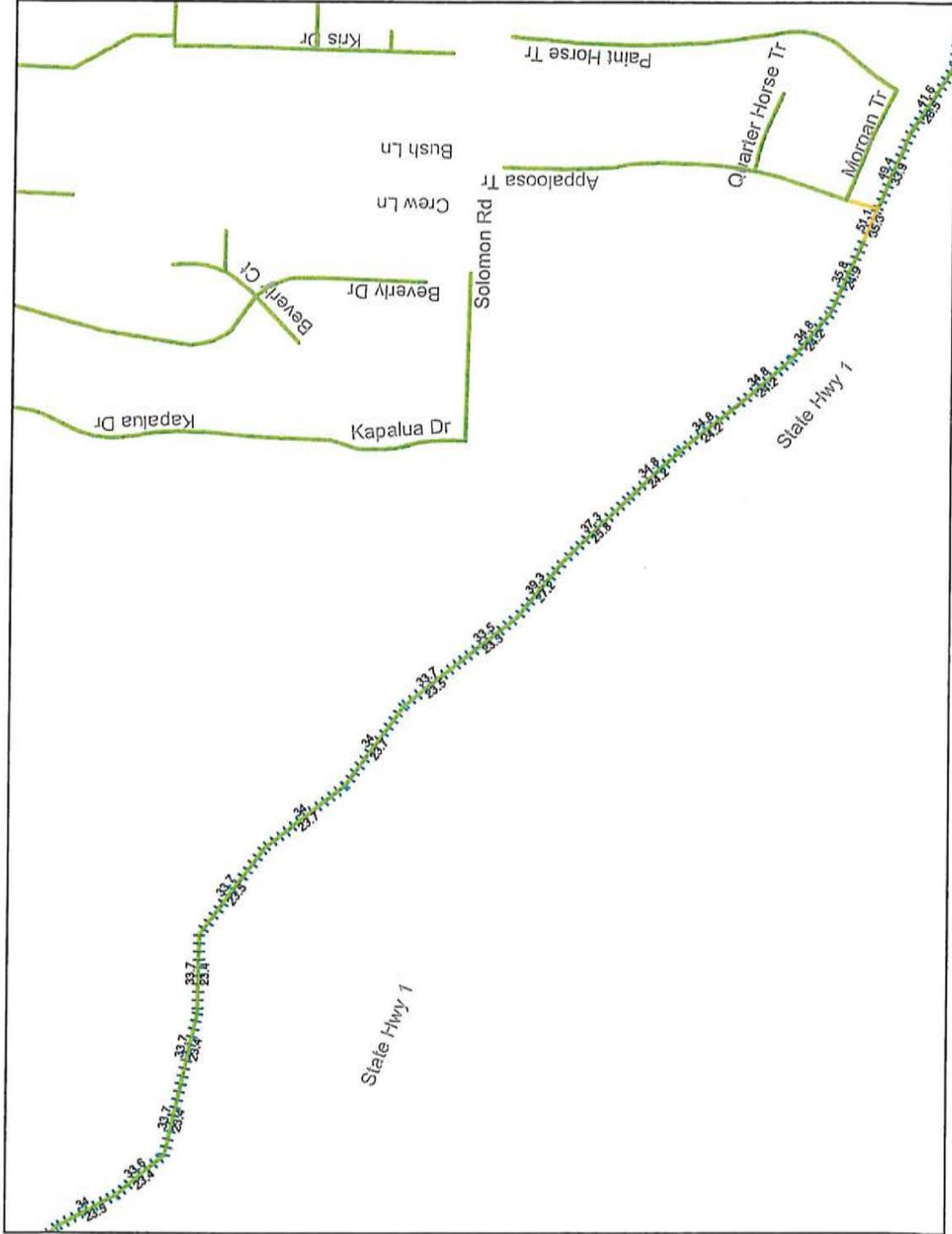
Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH



- d/D Label
- d/D Future
- d/D Existing



**EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
 PG 7 OF 7**

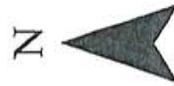
Date: 4/19/2018



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- ||||| SEWER PATH



- d/D Label
- d/D Future
- d/D Existing

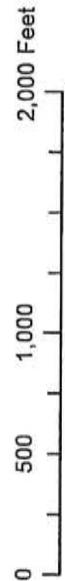
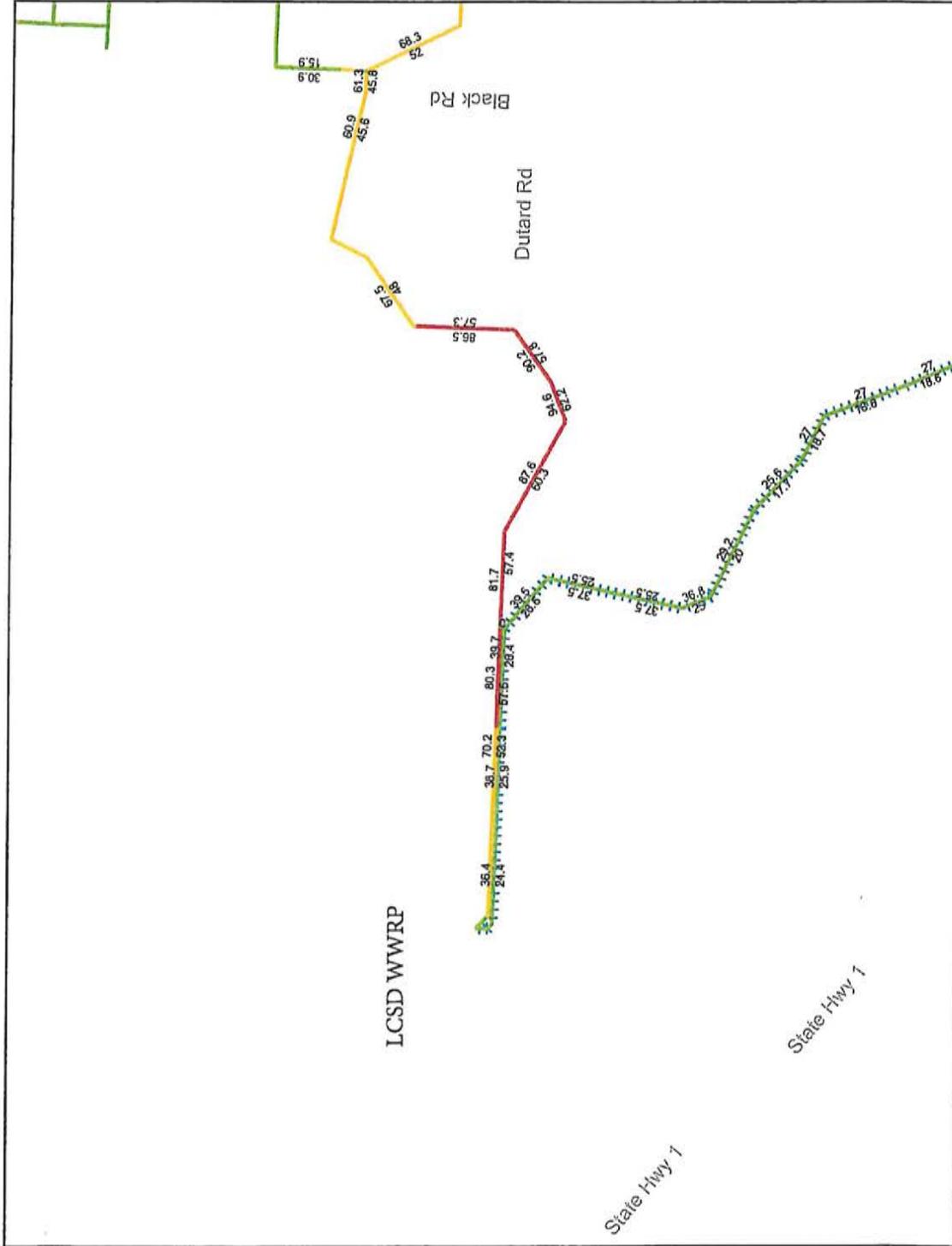


EXHIBIT 3

**EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
INDEX SHEET**

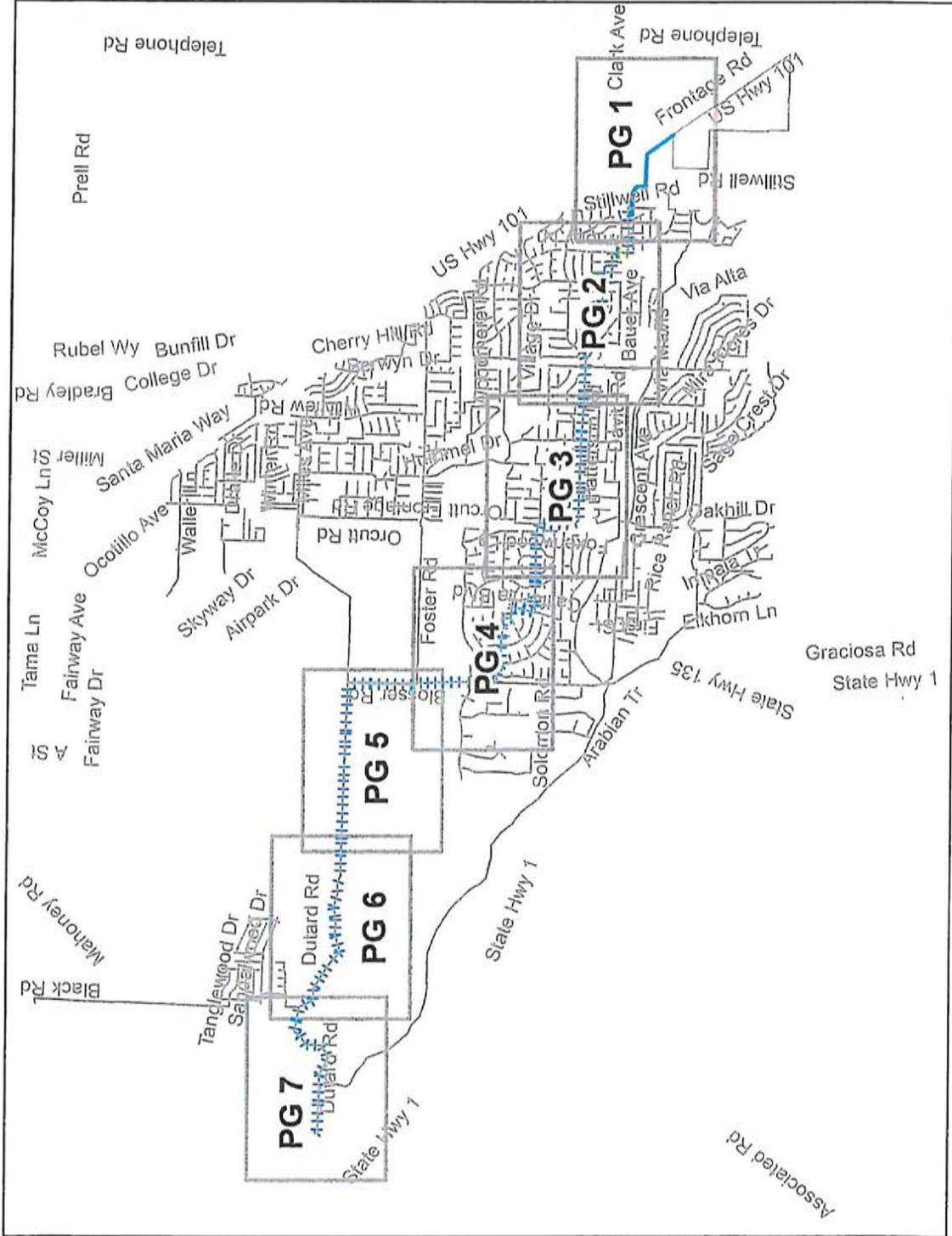
Date: 4/19/2018



Legend

- Sewer Connection
- Route Option 3
- SEWER PATH
- KEY SITE 3

SEWER LOADING
FROM KEY SITE 3
PEAK FLOW = 200 GPM



**EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
 PG 1 OF 7**

Date: 4/19/2018



Legend

POINT OF CONNECTION TO EXISTING PUBLIC SEWER
 ★

SEWER CONNECTION ROUTE OPTION
 3 (pressurized 2,500'; gravity 1,050')

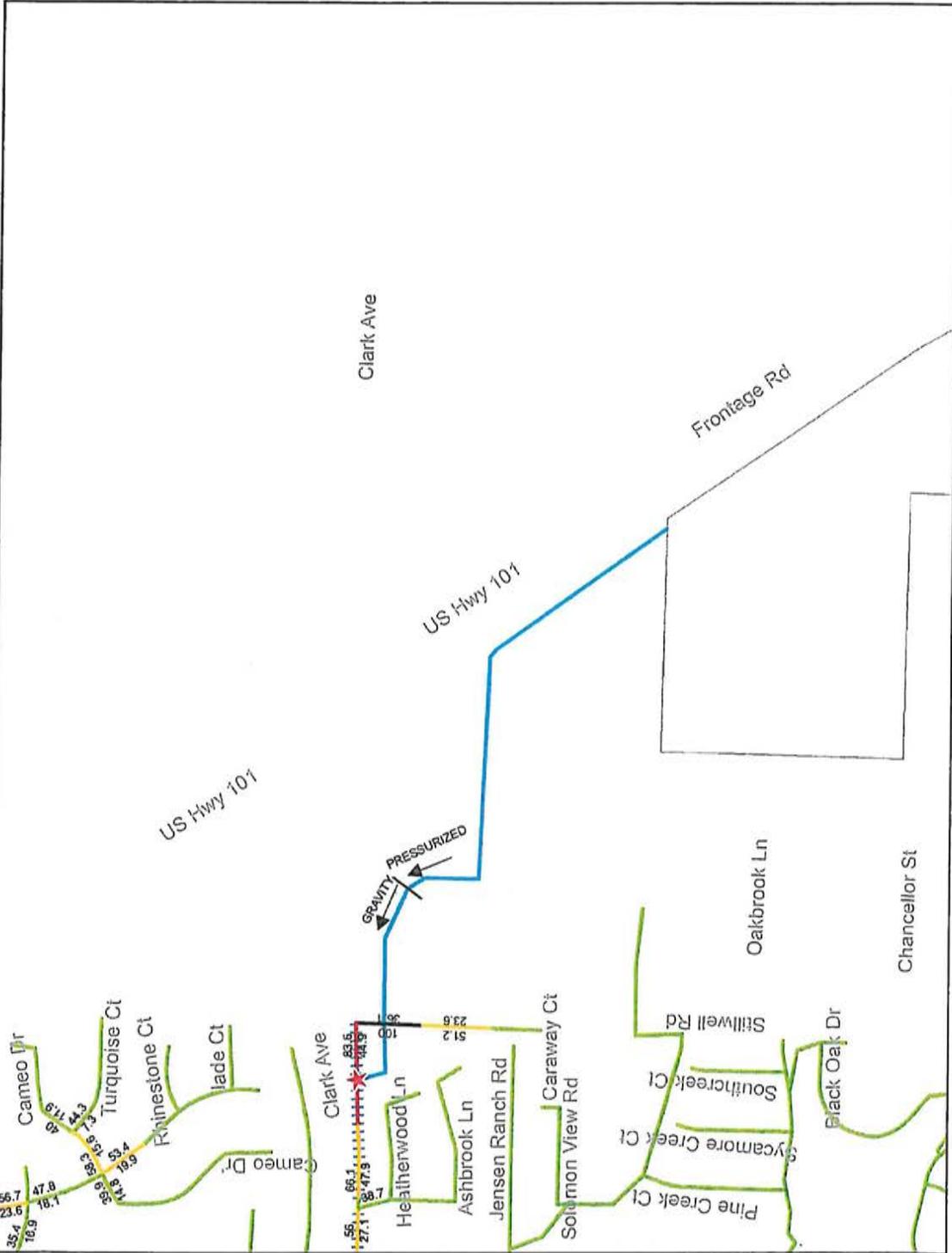
Future d/D

d/D < 0.49
 d/D > 0.50
 d/D > 0.75
 d/D >= 1.00

SEWER PATH
 KEY SITE 3



d/D Label
 d/D Future
 d/D Existing



**EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
 PG 3 OF 7**

Date: 4/19/2018



Legend

Future d/D

d/D < 0.49

d/D > 0.50

d/D > 0.75

d/D >= 1.00

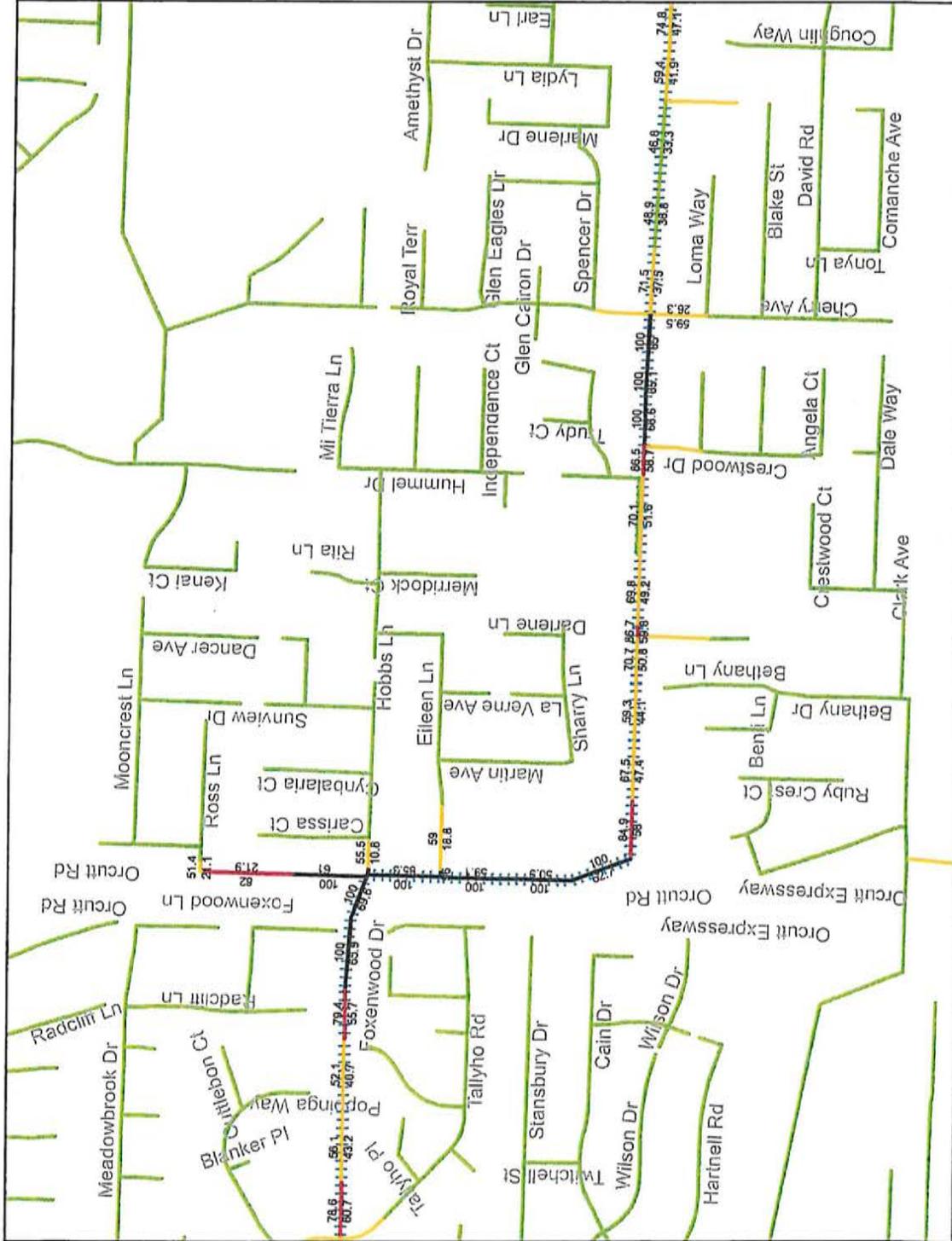
||||| SEWER PATH



d/D Label

d/D Future

d/D Existing



**EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
 PG 4 OF 7**

Date: 4/19/2018

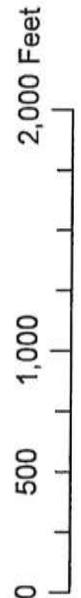
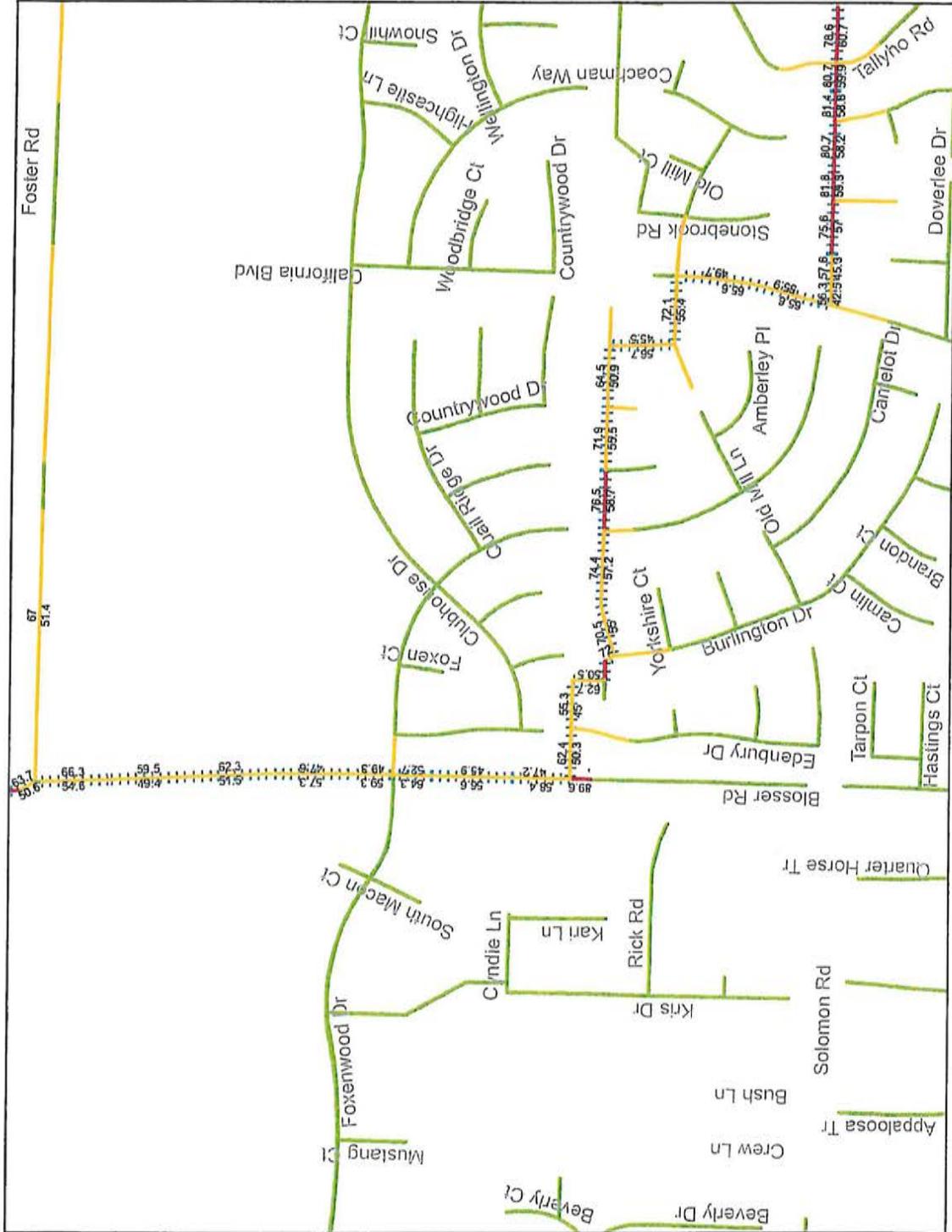


Legend

- Future d/D**
- d/D < 0.49
 - d/D > 0.50
 - d/D > 0.75
 - ||||| SEWER PATH



- d/D Label**
- d/D Future
 - d/D Existing



**EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
 PG 5 OF 7**

Date: 4/19/2018



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- ||||| SEWER PATH



- d/D Label
- d/D Future
- d/D Existing

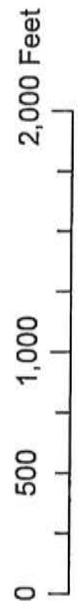
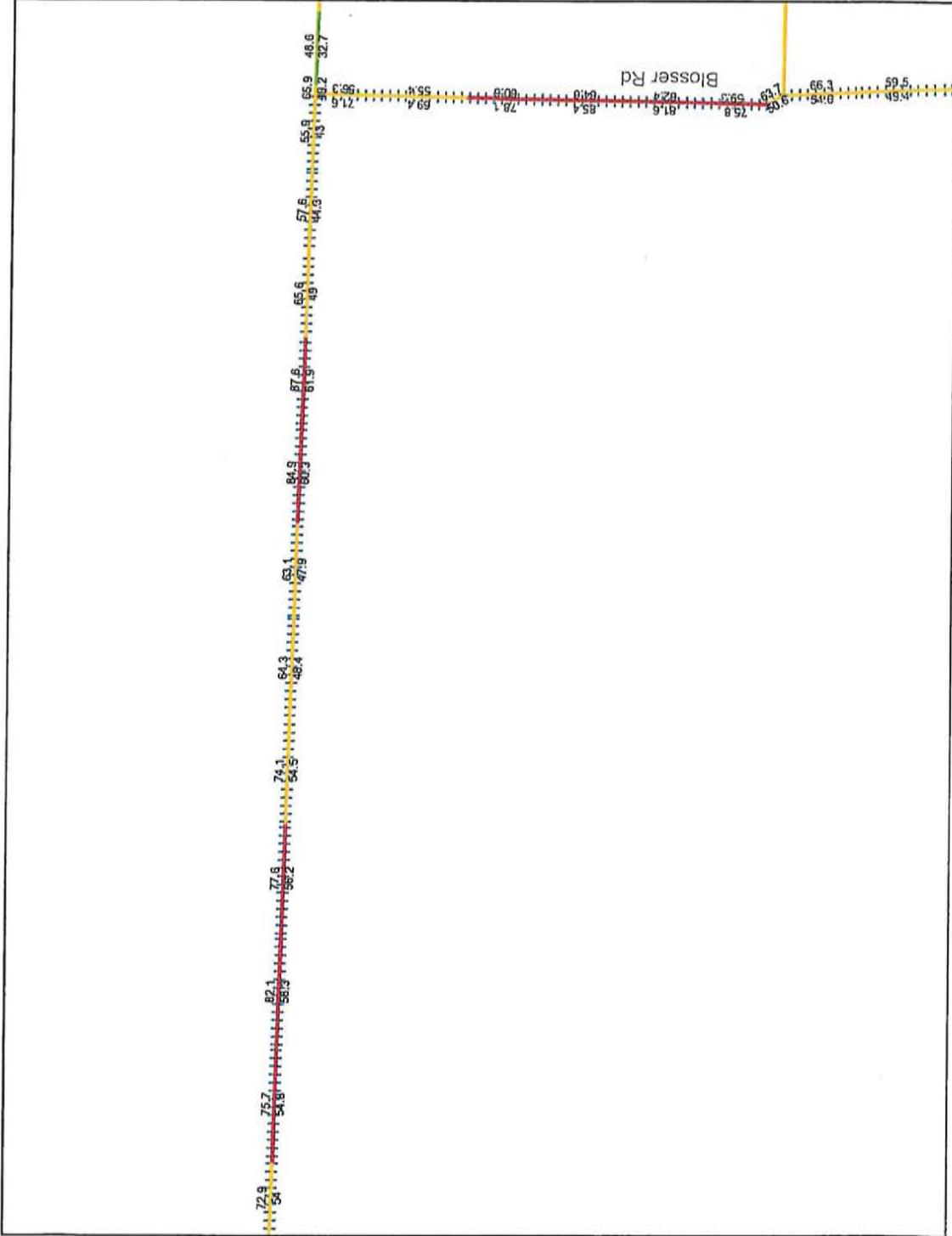


EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE PG 6 OF 7

Date: 4/19/2018



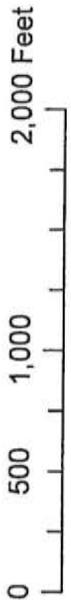
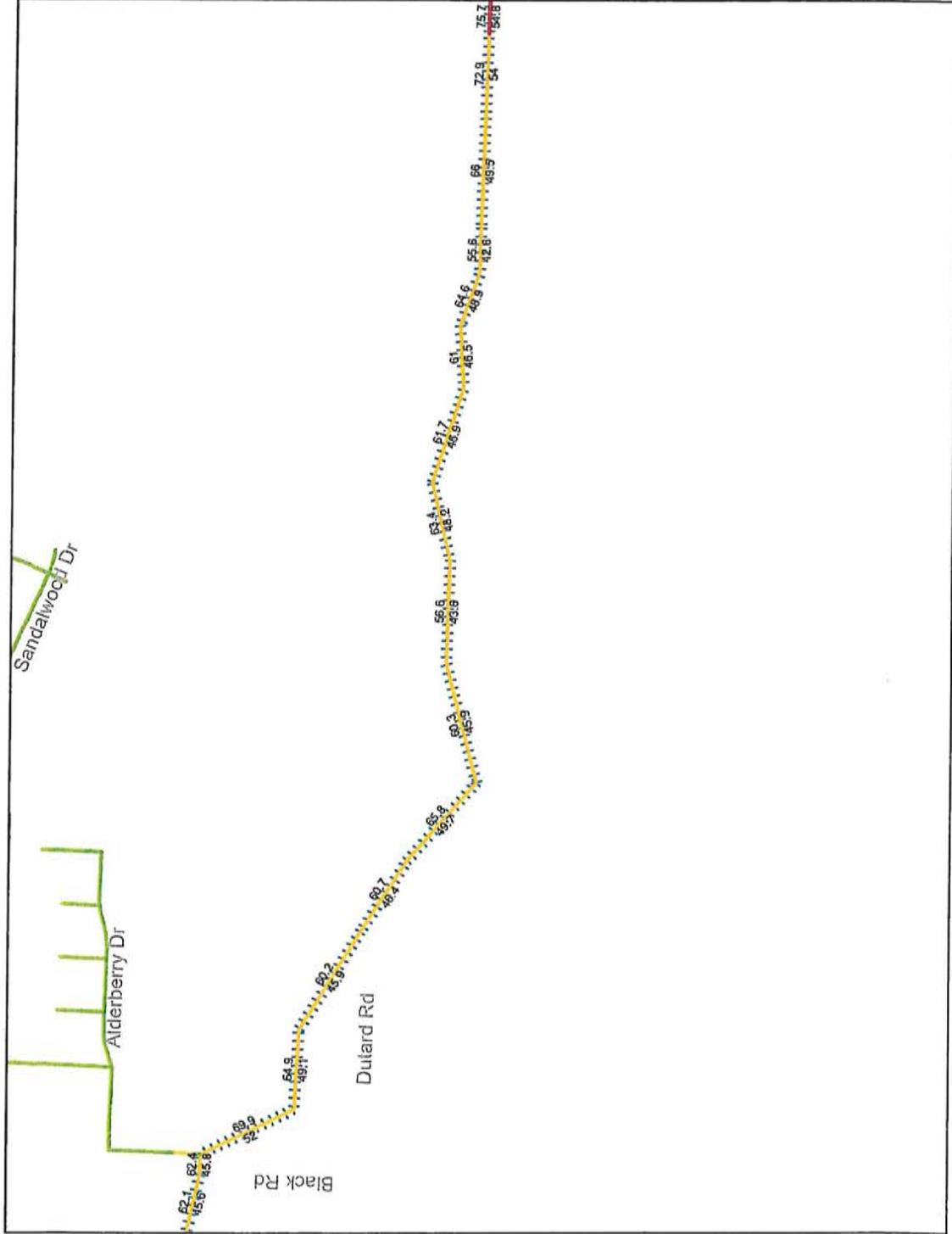
Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- ||||| SEWER PATH



- d/D Label
- d/D Future
- d/D Existing



**EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
 OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
 PG 7 OF 7**

Date: 4/19/2018



- Legend**
- Future d/D**
- d/D < 0.49
 - d/D > 0.50
 - d/D > 0.75
 - ||||| SEWER PATH

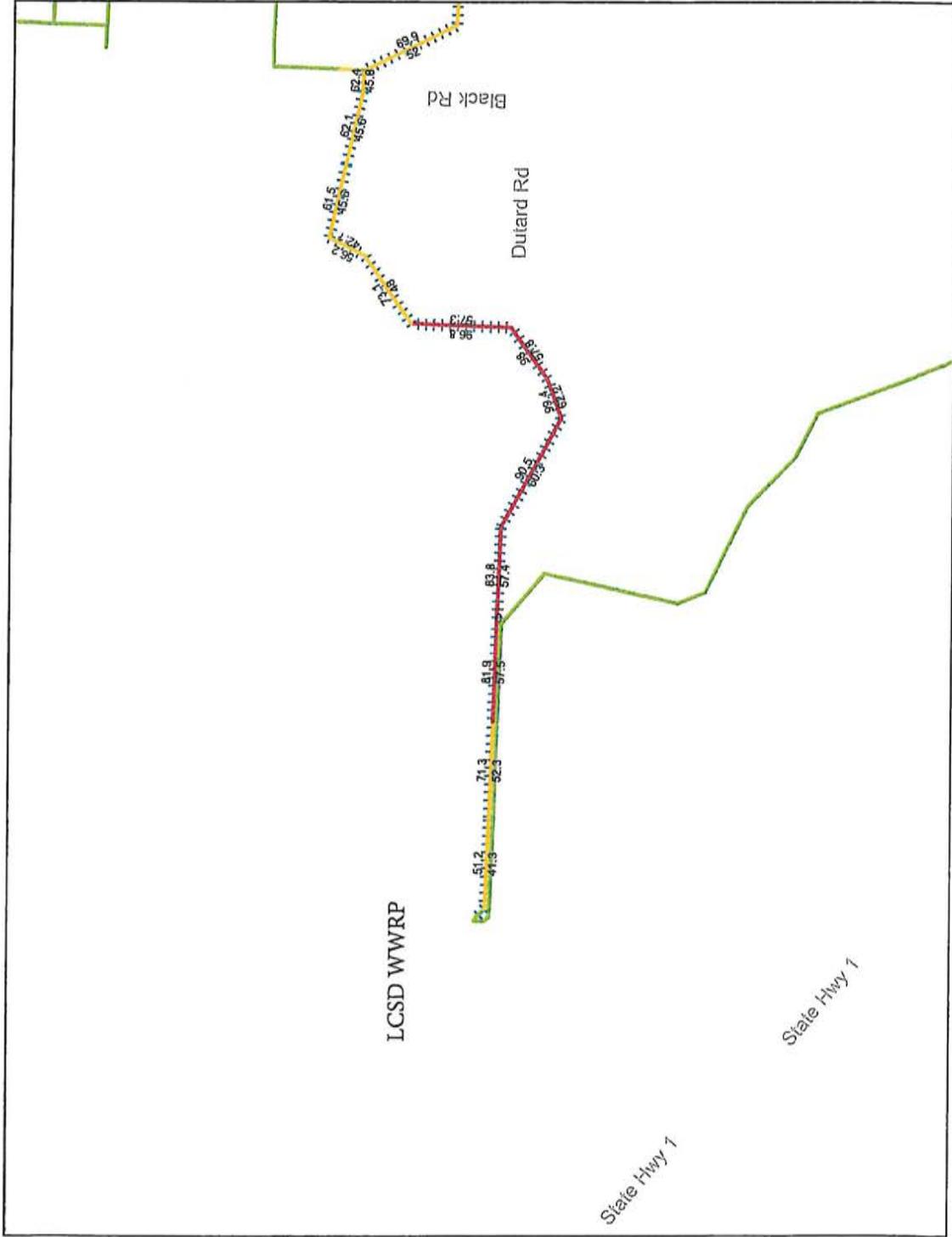
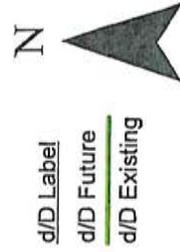


EXHIBIT 4: REQUIRED PIPE UPSIZING FOR OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE

PG 1 OF 3

Date: 4/19/2018



Legend

- Key Site 1 Upsize Pipes (6,017')
- Key Site 2, 3, & 4 Upsize Pipes (6,262')
- PATH**
- ||||||| KS 1
- ||||||| KS 2, 3, AND 4
- ||||||| SHARED
- d/D Label
- d/D Future
- d/D Existing

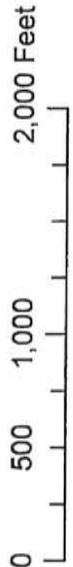
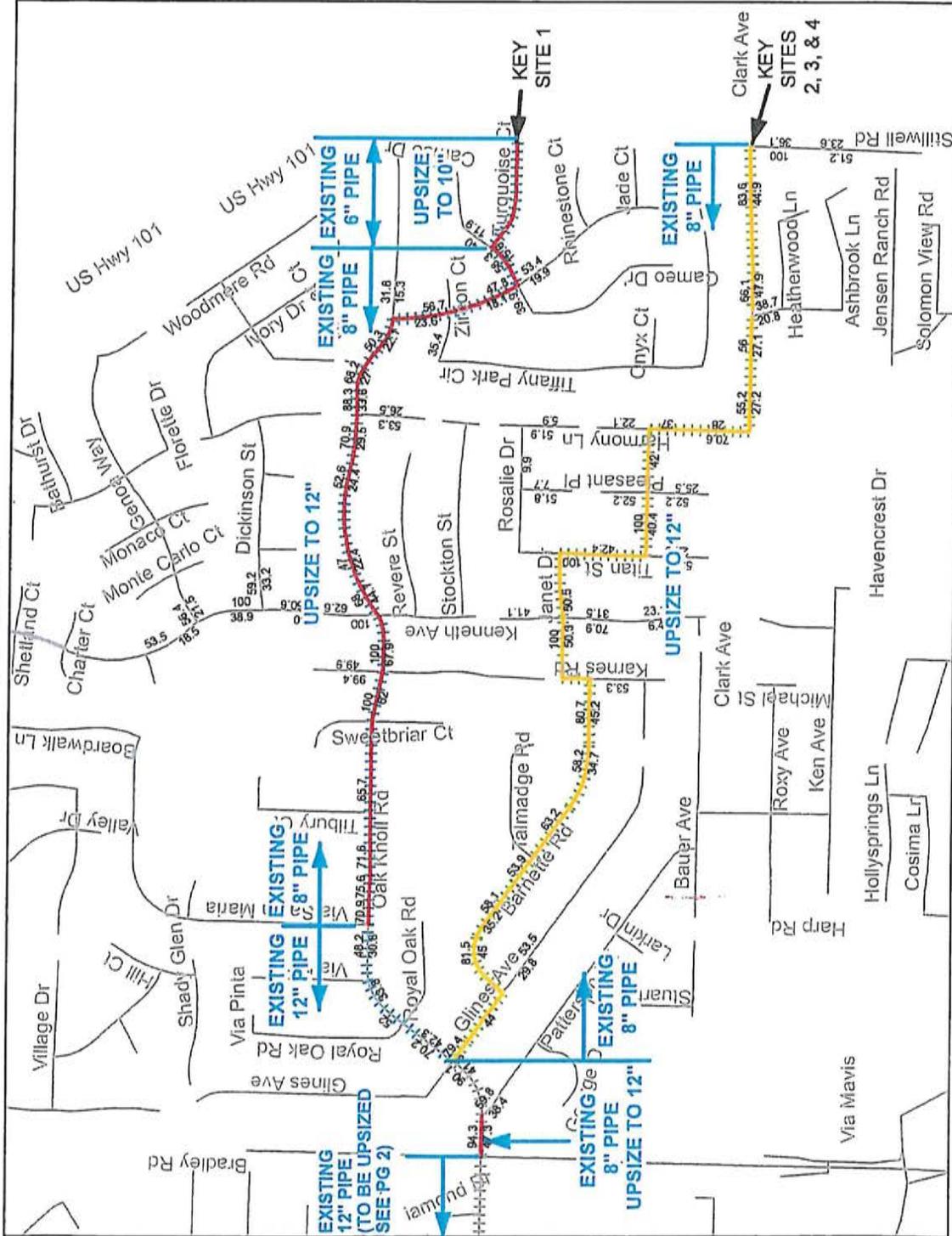


EXHIBIT 4: REQUIRED PIPE UPSIZING FOR OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE PG 2 OF 3

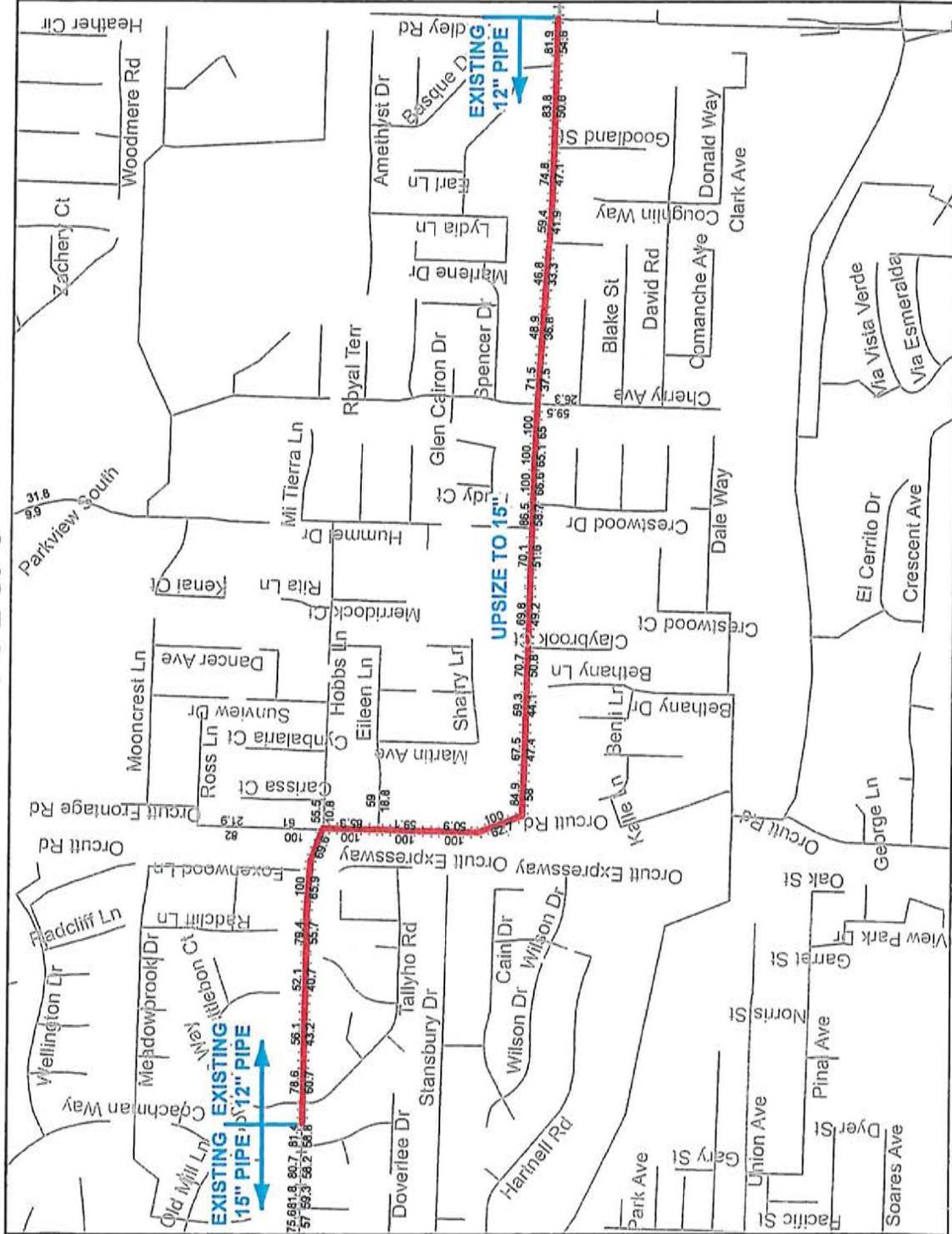
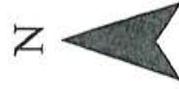
Date: 4/19/2018



Legend

- Upsize Pipes (8,292')
- PATH**
- ||||||| KS 1
- ||||||| KS 2, 3, AND 4
- ||||||| SHARED

- d/D Label
- d/D Future
- d/D Existing



**EXHIBIT 4: REQUIRED PIPE UPSIZING FOR
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 3 OF 3**

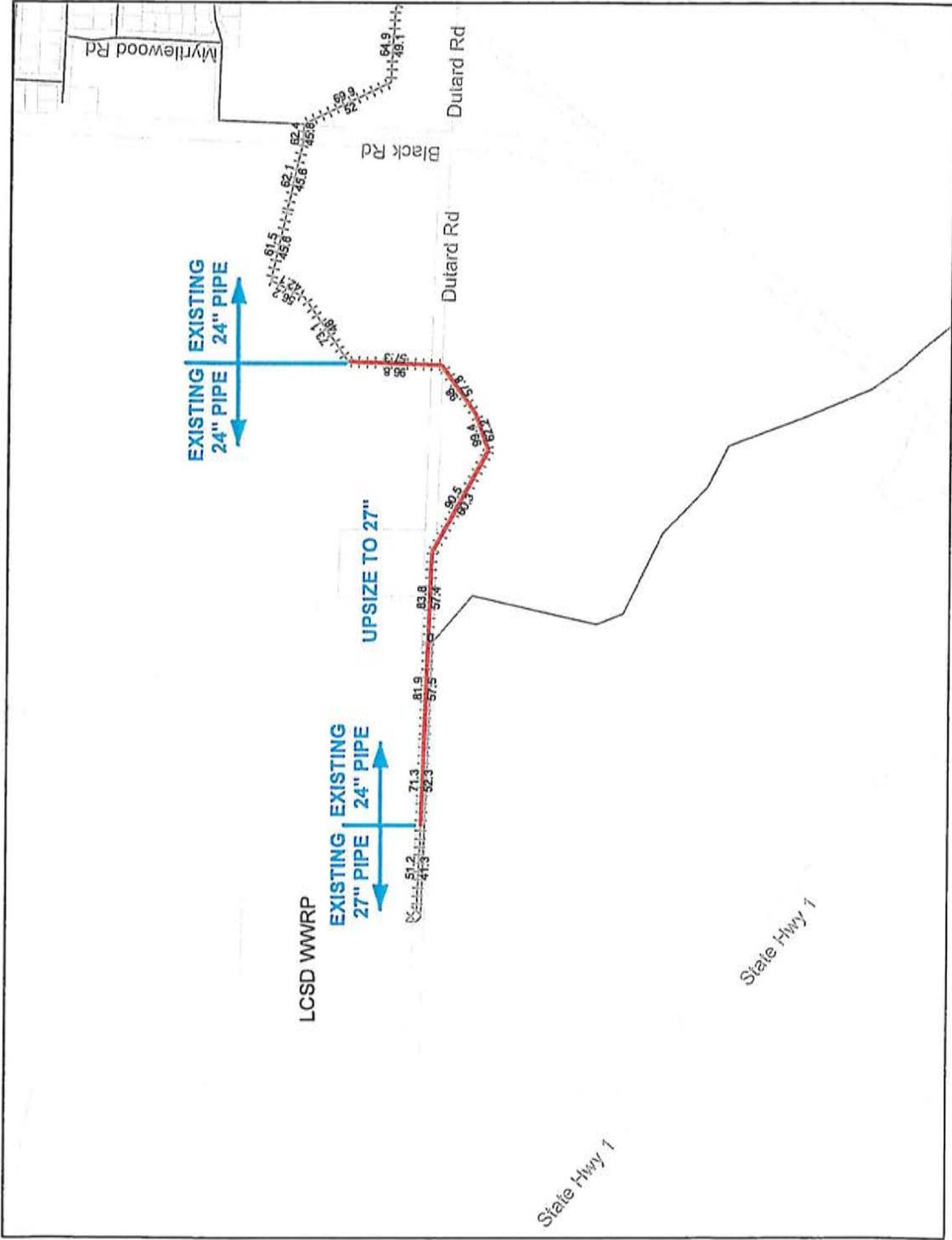
Date: 4/19/2018



Legend

- Upsize Pipes (3,058')
- LCSD Pipes
- ||||| PATH

- d/D Label
- d/D Future
- d/D Existing



LAGUNA COUNTY SANITATION DISTRICT

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

September 21st, 2018

Patrick Kauffman, P.E.
LC Engineering Group
889 Pierce Ct. Ste. 101
Thousand Oaks, CA 91360

Re: Orcutt Community Plan Key Site 3, Vesting Tentative Tract Map 14,801

Dear Patrick:

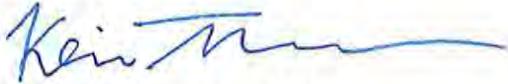
Thank you for your submittal of the vesting tentative tract map and the sewer easement legal description and exhibit through Oak Brook Lane. Please see the below comments.

1. Sewer Easement, Exhibit "B": Annotate the east to west property line, which appears to be on the north line of the south $\frac{1}{2}$ of the southwest quarter of the northwest quarter of section 18 (see attached annotated sheet).
2. Provide plan and profile civil plans showing both water and sewer (and other utilities) that are existing and proposed from the east side of Oakbrook Lane (boundary of Key Site 3) to the point of connection of public sewer on Stillwell Road. We need to check proposed water and sewer separation and proposed sewer pipe slopes, depths, etc., before we can accept a sewer easement.
3. Vesting Tentative Tract Map 14,801 Proposed Site Improvements, Sheet 4 of 8: Because onsite roads are noted to be private and not public, an easement needs to be dedicated to the District. This can be done by dedicating a blanket easement over the roads on the tract map. Attached is an example tract map where this has been done before. It is assumed that the intent is for sewer pipes and manholes in the road to be public, and sewer pipes extending up into the lots to be private.
4. Per prior correspondence, the District's preference is to extend public sewer straight to Oakbrook Lane instead of angling with two manholes with 90 degree bends as shown. Attached is a redline plan showing the preferred alignment. Over this alignment, a sewer easement needs to be dedicated to the District, depending on the depth, at least 15' wide. The District will need to be able to travel through the sewer easement; it can be an all-weather surface. There will

need to be a vehicle access gate once the easement touches Oakbrook Lane for District maintenance staff access.

Please call me at 739-8756 or email me at kethomp@cosbpw.net for any comments or questions.

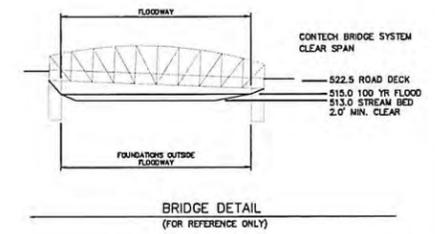
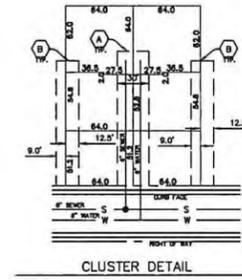
Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Thompson", with a long horizontal flourish extending to the right.

Kevin Thompson, P.E.
Laguna County Sanitation District Civil Engineer

Copy: Marty Wilder, LCSD Manager
Jeremy Chaja, LCSD Chief Plant Operator
Dana Eady, Planning and Development
Mark Matson, Building and Safety
File: APN 109-110-006

SEE SHEET 8

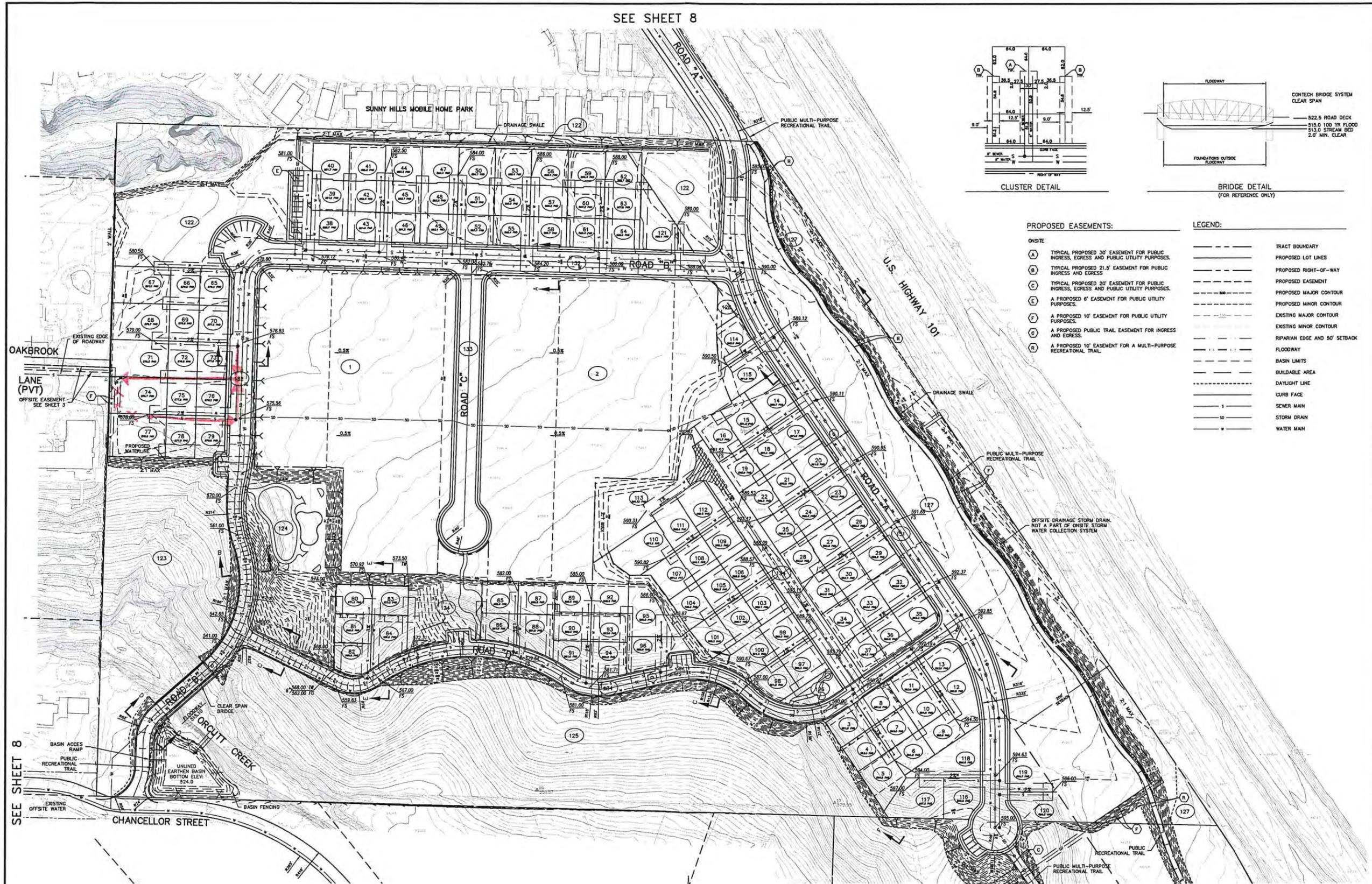


PROPOSED EASEMENTS:

- ON SITE
- (A) TYPICAL PROPOSED 30' EASEMENT FOR PUBLIC INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES.
 - (B) TYPICAL PROPOSED 21.5' EASEMENT FOR PUBLIC INGRESS AND EGRESS.
 - (C) TYPICAL PROPOSED 20' EASEMENT FOR PUBLIC INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES.
 - (E) A PROPOSED 6' EASEMENT FOR PUBLIC UTILITY PURPOSES.
 - (F) A PROPOSED 10' EASEMENT FOR PUBLIC UTILITY PURPOSES.
 - (G) A PROPOSED PUBLIC TRAIL EASEMENT FOR INGRESS AND EGRESS.
 - (H) A PROPOSED 10' EASEMENT FOR A MULTI-PURPOSE RECREATIONAL TRAIL.

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIPARIAN EDGE AND 50' SETBACK
- FLOODWAY
- BASIN LIMITS
- BUILDABLE AREA
- DAYLIGHT LINE
- CURB FACE
- SEWER MAIN
- STORM DRAIN
- WATER MAIN



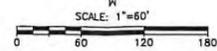
SEE SHEET 8

SEE SHEET 5

O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements

BEING A SUBDIVISION OF APN 129-151-026
 TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
 JOB #: 5576 August 27, 2018

LC ENGINEERING GROUP, INC.
 CONSULTING ENGINEERS
 889 Pierce Court, Suite 101, Thousand Oaks, California 91360
 818-991-7148 • 805-497-1244 • lcegroup.com • worklist@lcegroup.com



DRAWING: C:\Users\jason\Documents\14800\14800\14800\14800.dwg

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF SANTA BARBARA THE 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE WAIVER OF ABUTTER'S RIGHTS TO ACCESS RICE RANCH ROAD, SAGE CREST DRIVE, ALDERWOOD LANE, AND YARROW DRIVE TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITY PURPOSES TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE LAGUNA COUNTY SANITATION DISTRICT THE EASEMENTS FOR PUBLIC SEWER PURPOSES AS SHOWN HEREON.

THE PRIVATE ROADS, AGAPANTHUS WAY, AIDAN WAY, GANZIA COURT, AND KAI WAY, ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC USE AS THE REQUIREMENT WAS WAIVED IN THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, HEIRS AND ASSIGNS A BLANKET EASEMENT OVER LOTS 531, 534, 568, 574 THROUGH 583 INCLUSIVE, FOR COMMON OPEN SPACE PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH.

RICE RANCH COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RRWS HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGER OF RICE RANCH COMMUNITY, LLC

BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
MANAGER OF RRWS HOLDING COMPANY, LLC

BY: J.F. SHEA, G.P., A DELAWARE GENERAL PARTNERSHIP
GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP

BY: JFS MANAGEMENT, L.P., A DELAWARE LIMITED PARTNERSHIP
GENERAL PARTNER OF J.F. SHEA, G.P.

BY: J.F. SHEA CONSTRUCTION MANAGEMENT, INC., A CALIFORNIA CORPORATION
GENERAL PARTNER OF JFS MANAGEMENT, L.P.

BY: Peter O. Shea Jr.

NAME: PETER SHEA JR.
TITLE: DIRECTOR/PRESIDENT

ATTEST: James G. Shonter Jr.

NAME: JAMES G. SHONTER JR.
TITLE: SECRETARY

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON SEPTEMBER 14, 2016 BEFORE ME, LORENA O. VILLARREAL, A NOTARY PUBLIC, PERSONALLY APPEARED PETER SHEA WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: **AND OFFICIAL SEAL.**
(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

SIGNATURE: [Signature] NAME PRINTED: LORENA O. VILLARREAL
COUNTY OF ORANGE COMM. NO. 2021500 EXPIRES 4-22-17

RICE RANCH: PINE CREEK TRACT 14,805 UNIT 1

CONSISTING OF LOTS 185 THROUGH 298, 531, 534, AND 567 THROUGH 586; BEING A SUBDIVISION OF LOT 11 OF TRACT NO. 14,818 AS SHOWN ON THE MAP RECORDED IN BOOK 207 OF MAPS AT PAGES 44 THROUGH 61 INCLUSIVE, IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER. IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

SIGNATURE OMISSIONS - EASEMENT HOLDERS
THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PRIVATE PIPELINES FOR THE TRANSPORTATION OF OIL, GAS, WATER AND/OR OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1931 AS INSTRUMENT NO. 6338 IN BOOK 247, PAGE 37, OFFICIAL RECORDS. SEE SHEETS 3 AND 7.

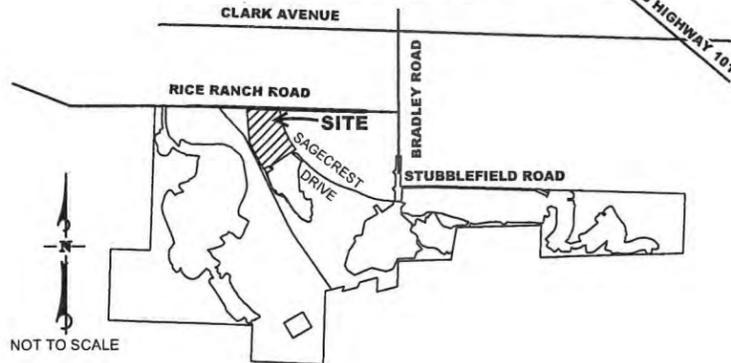
UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PRIVATE PIPE LINES FOR THE TRANSPORTATION OF OIL, GAS AND WATER AND/OR OTHER LIQUIDS AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1962 AS INSTRUMENT NO. 11836 IN BOOK 1913, PAGE 439, OFFICIAL RECORDS. NOT LOCATABLE.

THE COUNTY OF SANTA BARBARA, HOLDER OF EASEMENT FOR SAGE CREST DRIVE AND ALDERWOOD LANE FOR PUBLIC ROAD PURPOSES AS SHOWN ON TRACT 14,430 UNIT 1, RECORDED SEPTEMBER 28, 2007 IN BOOK 203 OF MAPS AT PAGES 50 THROUGH 70, INCLUSIVE, OF MAPS. SEE SHEETS 3, 4, 5, 6 AND 8. * 20

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(4) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

THE UNITED STATE OF AMERICA, VESTED AND ACCRUED WATER RIGHTS AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS; ALSO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE LAND HEREIN DESCRIBED AS RECITED IN PATENTS RECORDED IN BOOK D, PAGE 185; BOOK A, PAGE 468; BOOK A, PAGE 536; BOOK D, PAGE 7; BOOK A, PAGE 737; BOOK A, PAGE 513; BOOK D, PAGE 28 AND BOOK A, PAGE 471, ALL OF PATENTS, RECORDS OF SANTA BARBARA COUNTY.

VICINITY MAP



NOTICE
THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NO. 2016-0054334 OF OFFICIAL RECORDS.

NOTARY
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON September 14, 2016 BEFORE ME, Brianna N. Dauschen, Notary Public, PERSONALLY APPEARED James G. Shonter WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: **AND OFFICIAL SEAL.**
(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

SIGNATURE: [Signature] NAME PRINTED: Brianna N. Dauschen
COUNTY OF Orange COMM. NO. 2113846 EXPIRES Aug. 16, 2019

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNER IN JUNE, 2015. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 9/12/2016
IAN McCLAIN, P.L.S. NO. 8310 DATE



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

[Signature] 10/4/2016
ALEKSANDAR JEVREMOVIC, P.L.S. 8378 DATE
COUNTY SURVEYOR



CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT ON October 4th, 2016, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL OF TRACT 14,805 UNIT 1 AND ACCEPTANCE OF THE 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS; AND ITS ACCEPTANCE OF THE WAIVER OF ABUTTER'S RIGHTS OF ACCESS TO RICE RANCH ROAD, SAGE CREST DRIVE, ALDERWOOD LANE, AND YARROW DRIVE; AND ITS ACCEPTANCE OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON. I FURTHERMORE STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 (STATE SUBDIVISION MAP ACT), THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND SECTION 66493 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MONA MIYASATO
CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY
BY: [Signature] 10-4-16
DEPUTY DATE

BOARD OF DIRECTORS' STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF DIRECTORS OF THE LAGUNA COUNTY SANITATION DISTRICT, DO HEREBY STATE THAT ON October 4th, 2016, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL AND ACCEPTANCE OF THE OFFER OF DEDICATION OF EASEMENTS FOR PUBLIC SEWER PURPOSES AS SHOWN HEREON.

MONA MIYASATO
CLERK OF THE BOARD OF DIRECTORS OF THE LAGUNA COUNTY SANITATION DISTRICT
BY: [Signature] 10-4-16
DEPUTY DATE

COUNTY RECORDER'S STATEMENT

I HEREBY STATE THAT THIS MAP OF TRACT 14,805 UNIT 1, CONSISTING OF 8 SHEETS ACCEPTED AND RECORDED ON THIS 13th DAY OF October, 2016, AT 2:39 P.M., IN BOOK 207 OF MAPS, AT PAGES 69-76 AT THE REQUEST OF STANTEC, ENGINEERS-SURVEYORS

FEE: 99.00
JOSEPH E. HOLLAND
COUNTY CLERK-RECORDER-ASSESSOR
BY: [Signature]
DEPUTY



2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

SHEET 1 OF 8 SHEETS
September 2016
P.N.2064106700

RIGHT OF WAY TABLE

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	S 69°13'19" E	27.73'	C1	7°30'38"	350.00'	45.88'
L2	N 65°28'09" E	50.72'	C3	50°24'51"	27.00'	23.76'
L3	S 65°28'09" W	52.49'	C4	42°53'17"	48.00'	35.93'
L4	S 19°31'43" W	28.03'	C5	80°54'06"	67.50'	95.31'
L5	S 59°49'13" W	17.58'	C6	2°21'54"	1140.00'	47.06'
L6	N 59°49'13" E	40.07'	C7	7°12'20"	978.50'	123.06'
L7	S 59°49'13" W	28.39'	C8	93°26'02"	67.50'	110.07'
L8	N 69°31'51" W	27.58'	C9	29°55'35"	15.00'	7.83'
L9	S 20°50'39" W	27.40'	C10	29°55'35"	15.00'	7.83'
L10	N 20°45'22" E	27.44'	C11	29°55'35"	15.00'	7.83'
L11	N 65°28'09" E	35.82'	C12	29°55'35"	15.00'	7.83'
L12	S 66°37'51" E	28.94'	C13	95°38'56"	67.50'	112.68'
L13	S 03°24'08" E	9.99'	C14	10°27'59"	257.50'	47.04'
L14	S 70°23'37" E	27.16'	C15	8°08'16"	82.50'	11.72'
L15	S 59°49'13" W	70.79'	C16	38°49'19"	20.67'	14.00'
L16	N 20°28'09" E	27.58'	C17	54°00'21"	48.00'	45.24'
L17	N 03°24'08" W	9.99'	C18	23°24'03"	121.50'	49.62'
L18	N 22°43'51" E	26.47'	C19	10°27'59"	296.50'	54.16'
L19	N 65°28'11" E	33.74'	C20	20°22'42"	296.50'	105.46'
L20	S 69°09'20" E	27.76'	C21	89°59'59"	56.50'	88.75'
L21	S 23°46'50" E	65.19'	C22	80°54'06"	32.50'	45.89'
L22	S 86°35'52" W	69.00'	C23	6°07'40"	282.50'	30.21'
L23	S 44°05'19" E	20.79'	C24	9°12'03"	282.50'	45.36'
L24	S 20°11'15" W M S 20°11'15" W R2	57.10' M 57.14' R2	C25	90°00'00"	19.50'	30.63'
L25	S 72°38'37" E M S 72°38'37" E R2	59.31' M 59.35' R2	C26	7°20'24"	1013.50'	129.84'
L26	S 18°58'55" E	16.01'	C27	93°26'02"	32.50'	53.00'

CENTERLINE LINE TABLE			CENTERLINE CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L27	S 24°31'51" E	32.61'	C39	80°54'06"	50.00'	70.60'
L28	S 24°31'51" E	11.59'	C40	93°26'02"	50.00'	81.54'
L29	S 24°31'51" E	16.42'	C41	95°38'56"	50.00'	83.47'
L30	S 03°24'08" E	46.99'	C42	11°55'41"	300.00'	62.45'
			C43	09°12'03"	300.00'	48.17'
			C44	90°00'00"	37.00'	58.12'
			C45	20°22'42"	275.00'	97.81'
			C46	10°27'59"	275.00'	50.24'
			C47	18°09'51"	100.00'	31.70'



LEGEND

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID. SEE SHEET 3 FOR BASIS OF BEARINGS, GRID/GROUND NOTES, AND CONVERSION FACTOR.
M = MEASURED DATA.
R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70.
R3 = RECORD DATA PER TRACT 14,818 207 MB 44-61.
- (A) EASEMENT FOR PUBLIC STREETS PER TRACT 14,430, UNIT 1, 203 MB 50.
 - (1) VARIABLE WIDTH EASEMENT FOR PRIVATE INGRESS AND EGRESS PURPOSES PER THIS MAP.
 - (2) VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER THIS MAP.
 - (3) 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
 - (4) VARIABLE WIDTH EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO LAGUNA COUNTY SANITATION DISTRICT PER THIS MAP.
 - (5) VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.
- △ FOUND 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" IN A MONUMENT WELL PER R2.
 - FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6964" PER R2.
 - △ SET 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 8310" IN A MONUMENT WELL.
 - SEARCHED FOR 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" PER R2, NOTHING FOUND. SET 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" IN LIEU.
 - SET 1/2" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
 - ⊙ SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.
- C.O.S. = COMMON OPEN SPACE.
NR = NO RECORD.
// WAIVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.

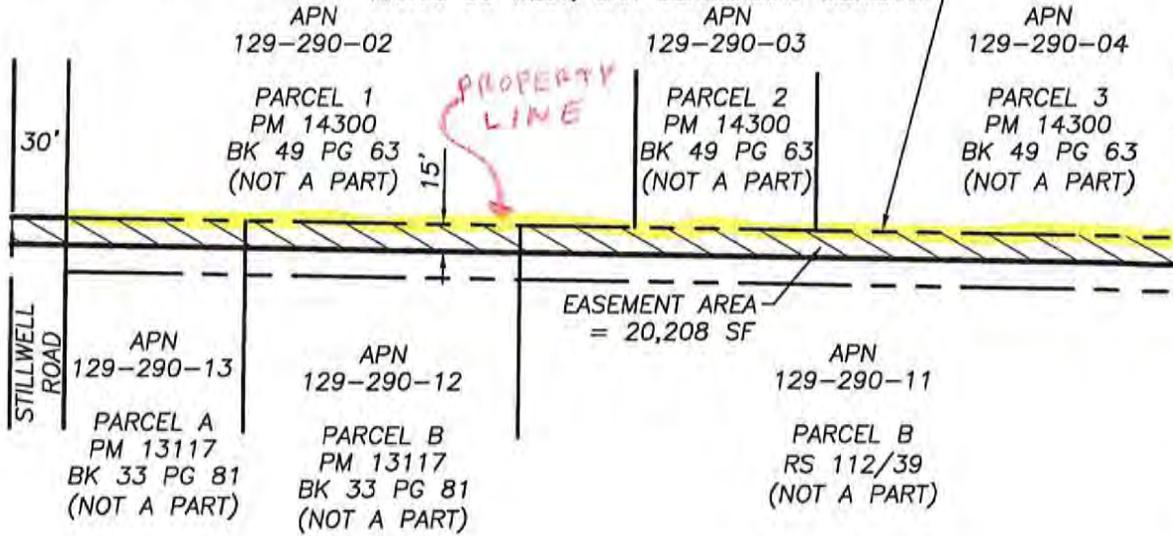
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

RICE RANCH: PINE CREEK
TRACT 14,805 UNIT 1
SHEET 4 OF 8 SHEETS
September 2016
P.N.2064106700

101-390-007

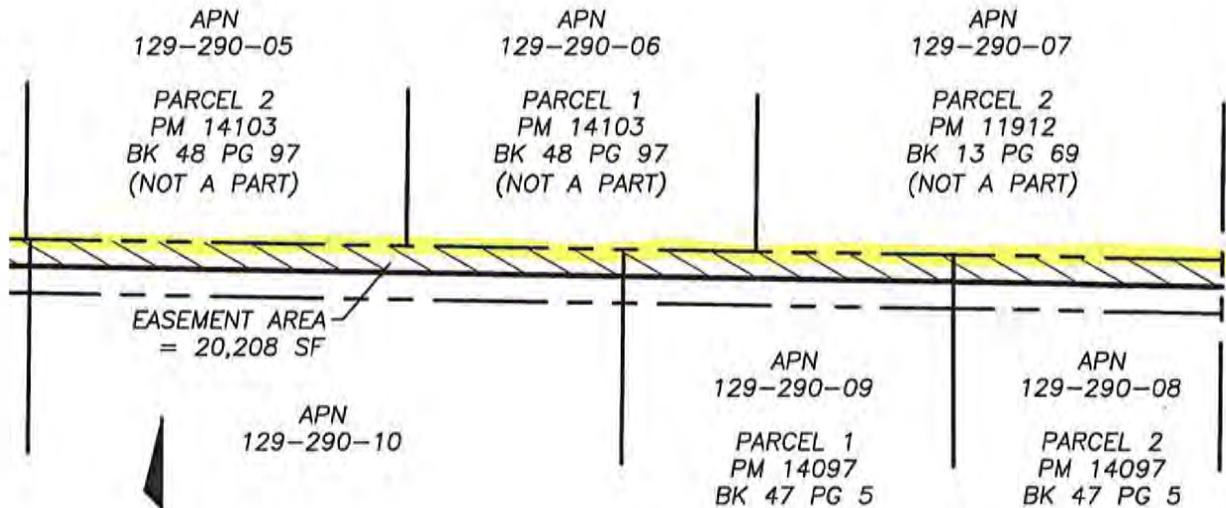
EXHIBIT "B"

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO MERIDIAN



MATCHLINE SEE LEFT

MATCHLINE SEE RIGHT



SCALE: 1"=100'



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS

889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com



8/3/2018

LAGUNA
COUNTY SANITATION DISTRICT

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

December 21st, 2018

Patrick Kauffman, P.E.
LC Engineering Group
889 Pierce Ct. Ste. 101
Thousand Oaks, CA 91360

Re: Orcutt Community Plan Key Site 3, Vesting Tentative Tract Map 14,801

Dear Patrick:

Thank you for your submittal of the sewer profile exhibit sheets 1 and 2, and sheet 4 of 8 of the vesting tentative tract map 14,801, dated December 4, 2018, showing the updated alignment of proposed sewer. In addition, you have inquired about the option to have a lift station serve 17 of the proposed lots near the southern portion of the development. Doing so would allow the gravity sewer on Oakbrook lane to be not as deep. Please see the below comments.

1. Sewer Profile Exhibit: the general alignment of the proposed sewer through the proposed easement appears to be acceptable.
2. Vesting Tentative Tract Map 14,801, sheet 4: per comment number 3 on the letter dated September 21st, 2018, onsite roads are noted to be private and not public, an easement needs to be dedicated to the District. This can be done by dedicating a blanket easement over the roads on the tract map. It is assumed that the intent is for sewer pipes and manholes in the road to be public, and sewer pipes extending up into the lots to be private.
3. Vesting Tentative Tract Map 14,801, sheet 4: Revise the sewer easement to Laguna County Sanitation District that exists from on-site to off-site to be the center line of the pipe.
4. Proposed Lift Station: The District is open to the idea of a proposed lift station to serve lots in the southern portion of the development. If the District would own and operate it, an improvement zone and a benefit assessment must be created to fund the operational, maintenance, and replacement costs. It is our understanding that the Environmental Health Services office of the County Health Department typically does not support the use of private lift stations since they are subject to failure and lower maintenance effort. If the District were to consider a lift station it would be limited to a conventional on-demand system

complete with backup generators, lead-lag-backup pumps, appropriately sized wet well capacity, controls, and alarms.

Please call me at 739-8756 or email me at kethomp@cosbpw.net for any comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Thompson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kevin Thompson, P.E.
Laguna County Sanitation District Civil Engineer

Copy: Marty Wilder, LCSD Manager
Jeremy Chaja, LCSD Chief Plant Operator
Dana Eady, Planning and Development
Mark Matson, Building and Safety
Paul Jenzen, Environmental Health Services
File: Key Site 3

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
(805) 803-8750 FAX (805) 803-8753

December 11, 2019

John Franklin, Principal
SB Clark, LLC
3259 Easglewood Avenue
Thousand Oaks, CA 91362

Re: Offsite Sewer Easements for Vesting Tentative Tract Map 14,801 (Orcutt
Community Plan Key Site 3)

Dear John:

We recently received the final legal descriptions and exhibit maps from LC Engineering Group, LLC for the proposed public sewer easements in the south half of Oak Brook Lane (a private road). Attached please find the easement deeds with the exhibits for your use in negotiating acquisition of the public sewer easements. Please return the deeds to our office at the above address upon execution by each party for acceptance and recordation. A list of owners by mailing address and APN is also provided.

Please call me at (805) 803-8755 or email me at mwilder@cosbpw.net for any questions you may have.

Sincerely,



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

Copy: Lina Somait, County Counsel
Shannon Reese, Planning and Development
Brad Crandall, Building and Safety
Deanna Talerico, Environmental Health Services
File: Key Site 3

Mailing addresses:

APN 129-290-008

~~Daren Gee~~ Rami Zakou **SOLD**
1786 Oak Brook Lane
Santa Maria, CA 93455

APN 129-290-009

Gustavo and Nancy Zepeda
5565 Stillwell Road
Santa Maria, CA 93455

APN 129-290-010 and APN 129-290-011

Gary and Cherylee Crabtree
1437 Ivory Drive
Santa Maria, CA 93455

APN 129-290-012

Wayne and Dixie Allen
5400 Stillwell Road
Santa Maria, CA 93455

APN 129-290-013

Miguel and Gabriela Guerra
5402 Stillwell Road
Santa Barbara, CA 93455

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-008

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ <u>zero (0)</u> EXEMPTION (R&T CODE) <u>§11922</u> EXPLANATION <u>Municipal government agency</u>

EASEMENT DEED

DAREN EDWARD GEE, AS TRUSTEE OF THE DAREN GEE FAMILY TRUST UDTA
DATED OCTOBER 13, 2005; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except

where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: _____, 2020

GRANTOR:

Daren Edward Gee, trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Daren Edward Gee**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from DAREN EDWARD GEE, AS TRUSTEE OF THE DAREN GEE FAMILY TRUST UDTA DATED OCTOBER 13, 2005; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this ____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: _____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

1 OF 1

APN 129-290-008
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "2" OF PARCEL MAP NO. 14097 AS SHOWN ON THE MAP RECORDED IN BOOK 47 PAGES 5 THROUGH 7 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

AREA = 4,495 SQUARE FEET, MORE OR LESS



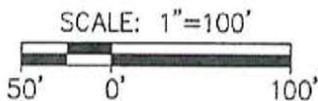
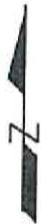
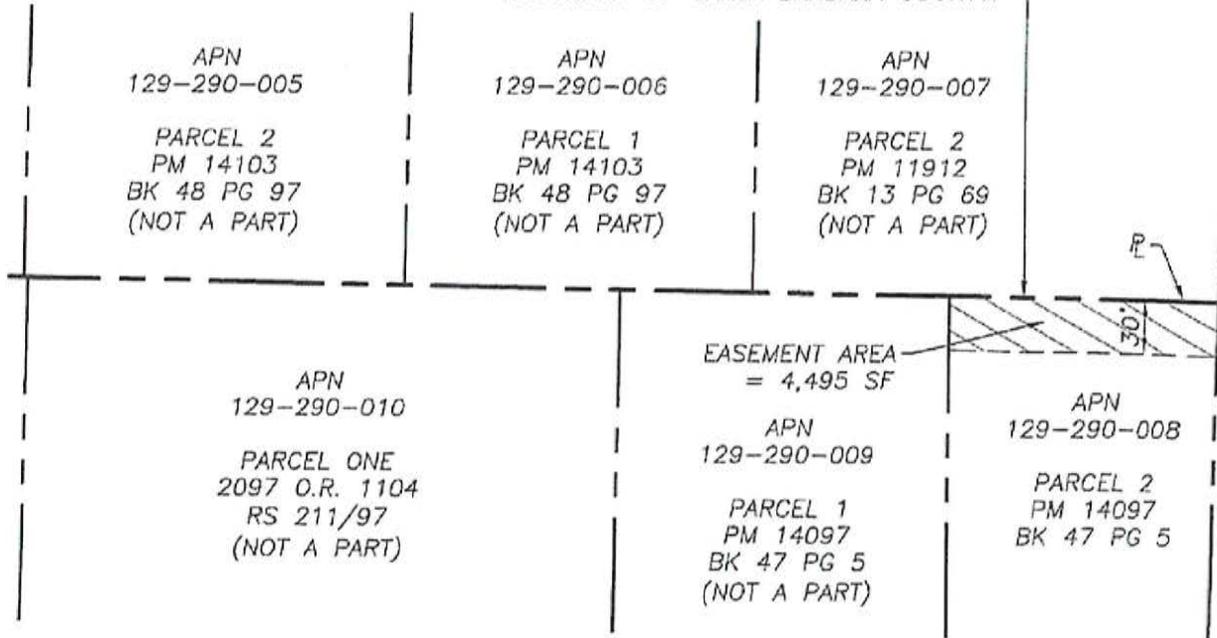
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS

889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com



9/25/2019

NORTH LINE OF PARCEL "2" OF PARCEL MAP NO. 14097 AS SHOWN ON THE MAP RECORDED IN BOOK 47 PAGES 5 THROUGH 7 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.



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9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-009

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ <u>zero (0)</u> EXEMPTION (R&T CODE) §11922 EXPLANATION <u>Municipal government agency</u>
--

EASEMENT DEED

GUSTAVO G. ZEPEDA AND NANCY E. ZEPEDA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: _____, 2020

GRANTOR:

Gustavo G. Zepeda

Nancy E. Zepeda

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public,
personally appeared **Gustavo G. Zepeda**, who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Nancy E. Zepeda**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from GUSTAVO G. ZEPEDA AND NANCY E. ZEPEDA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: _____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

1 OF 1

APN 129-290-009
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "1" OF PARCEL MAP NO. 14097 AS SHOWN ON THE MAP RECORDED IN BOOK 47 PAGES 5 THROUGH 7 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

AREA = 5,542 SQUARE FEET, MORE OR LESS



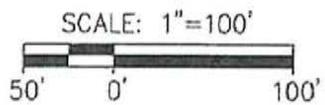
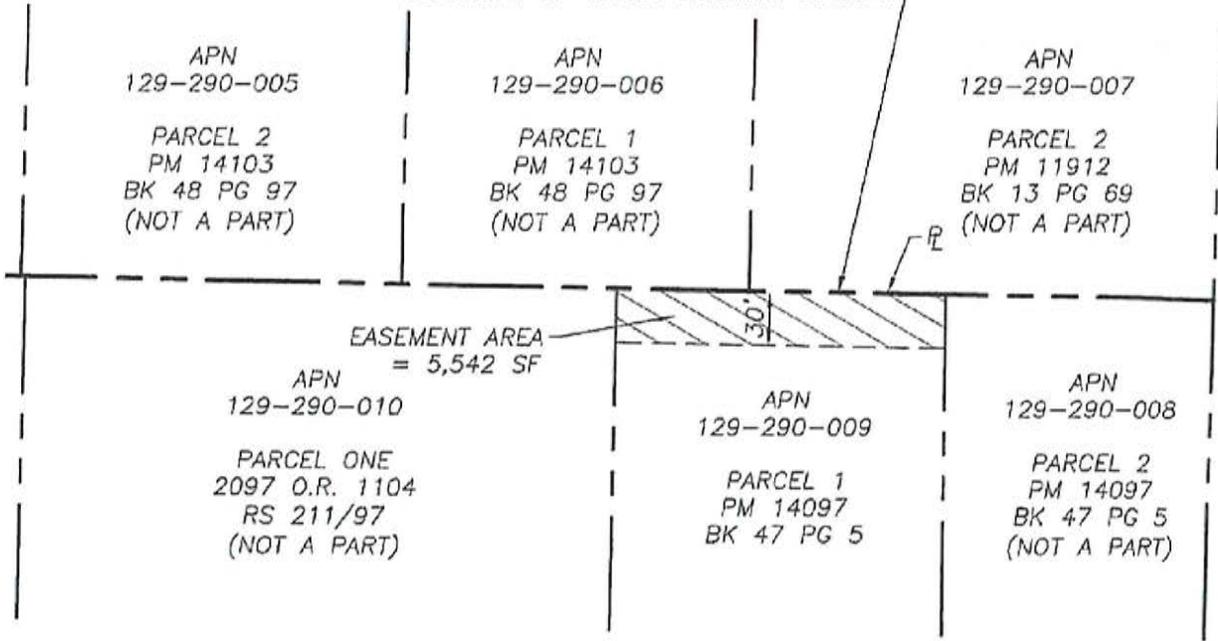
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS

889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcgroupinc.com • workfiles@lcgroupinc.com



9/25/2019

NORTH LINE OF PARCEL "1" OF PARCEL MAP NO. 14097 AS SHOWN ON THE MAP RECORDED IN BOOK 47 PAGES 5 THROUGH 7 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.



LC ENGINEERING GROUP, INC.
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 889 Pierce Court, Suite 101, Thousand Oaks, California 91360
 818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com



9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-010

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ zero (0) EXEMPTION (R&T CODE) §11922 EXPLANATION <u>Municipal government agency</u>

EASEMENT DEED

GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UNDER TRUST DATED JULY 27, 2001; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the

acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: _____, 2020

GRANTOR:

Gary Crabtree

Cherylee Crabtree

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gary Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Cherylee Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UNDER TRUST DATED JULY 27, 2001; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this ____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: _____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

1 OF 1

APN 129-290-010
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "ONE" AS DESCRIBED IN BOOK 2097 PAGE 1104 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, AND AS SHOWN ON THE MAP RECORDED IN BOOK 211 PAGE 97 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 9,946 SQUARE FEET, MORE OR LESS



LC ENGINEERING GROUP, INC.

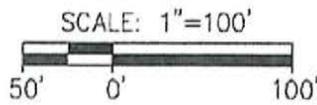
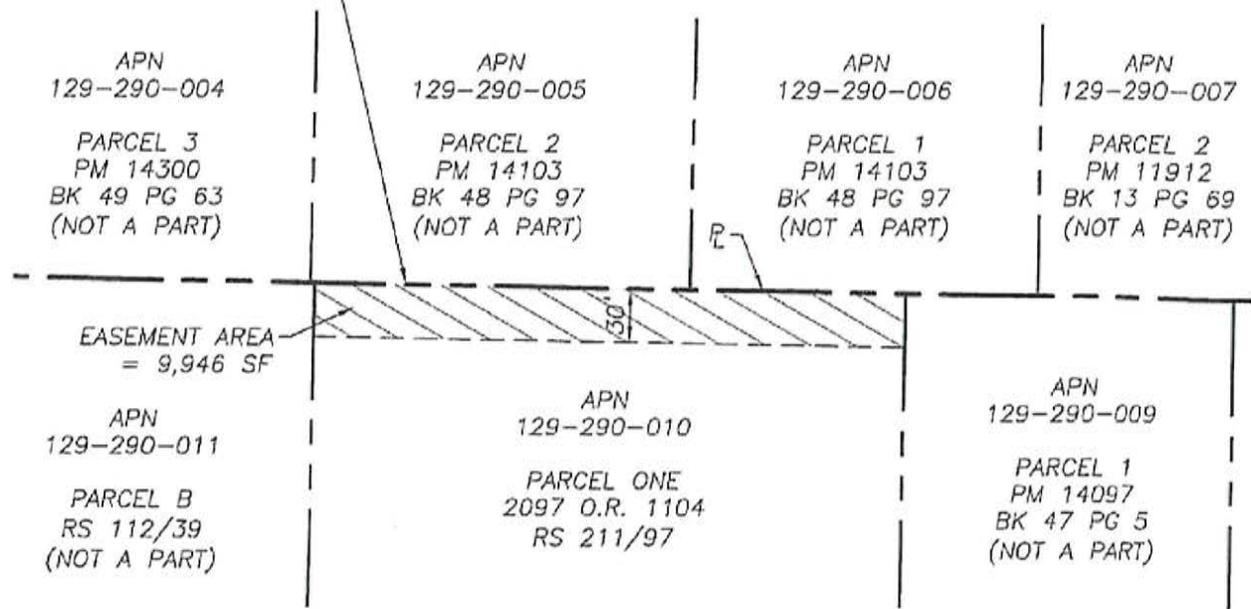
CONSULTING ENGINEERS

889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcgroupinc.com • workfiles@lcgroupinc.com



9/25/2019

NORTH LINE OF PARCEL "ONE" AS DESCRIBED IN BOOK 2097 PAGE 1104 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, AND AS SHOWN ON THE MAP IN BOOK 211 PAGE 97 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
 889 Pierce Court, Suite 101, Thousand Oaks, California 91360
 818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com



9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-011

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ zero (0) EXEMPTION (R&T CODE) §11922 EXPLANATION <u>Municipal government agency</u>

EASEMENT DEED

GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE
CRABTREE FAMILY TRUST UDTA JULY 27, 2001; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY
SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE
herein, a permanent easement and right of way for present and future construction,
reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for
GRANTEE's operations related to sewer line improvements, in such number and size, and with
such accessory parts and structures, and with all surface and subsurface appurtenances incidental
thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to
install within the easement, together with necessary rights of ingress and egress to the easement
for the above-referenced purposes, in, on, along, under and through that certain land situated in
the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the
"Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this
reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except
that within the easement area no structures or buildings can be erected or other use made which
would interfere with or be inconsistent with the use of the easement for the purposes described
herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials,
employees, agents and volunteers from and against any and all claims, actions, losses, damages,
judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the
acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: _____, 2020

GRANTOR:

Gary Crabtree

Cherylee Crabtree

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gary Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Cherylee Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UDTA JULY 27, 2001; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: _____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

1 OF 1

APN 129-290-011
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "B" AS SHOWN ON THE MAP RECORDED IN BOOK 112 PAGE 39 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

AREA = 11,908 SQUARE FEET, MORE OR LESS



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS

889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcgroupinc.com • worldfiles@lcgroupinc.com



9/25/2019

NORTH LINE OF PARCEL "B" AS SHOWN ON THE MAP RECORDED IN BOOK 112 PAGE 39 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

APN
129-290-002

PARCEL 1
PM 14300
BK 49 PG 63
(NOT A PART)

APN
129-290-003

PARCEL 2
PM 14300
BK 49 PG 63
(NOT A PART)

APN
129-290-004

PARCEL 3
PM 14300
BK 49 PG 63
(NOT A PART)

APN
129-290-005

PARCEL 2
PM 14103
BK 48 PG 97
(NOT A PART)

APN
129-290-012

PARCEL B
PM 13117
BK 33 PG 81
(NOT A PART)

APN
129-290-011

PARCEL B
RS 112/39

APN
129-290-010

PARCEL ONE
2097 O.R. 1104
RS 211/97
(NOT A PART)

EASEMENT AREA
= 11,908 SF



SCALE: 1"=100'



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS

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9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-012

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ zero (0) EXEMPTION (R&T CODE) §11922 EXPLANATION <u>Municipal government agency</u>

EASEMENT DEED

WAYNE A. ALLEN AND DIXIE A. ALLEN AS TRUSTEES OF THE ALLEN FAMILY TRUST UDTA DATED MARCH 22, 2005; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: _____, 2020

GRANTOR:

Wayne A. Allen
Trustee

Dixie A. Allen
Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Wayne A. Allen**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from WAYNE A. ALLEN AND DIXIE A. ALLEN AS TRUSTEES OF THE ALLEN FAMILY TRUST UDTA DATED MARCH 22, 2005; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: _____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

1 OF 1

APN 129-290-012
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "B" OF PARCEL MAP NO. 13117 AS SHOWN ON THE MAP RECORDED IN BOOK 33 PAGE 81 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

AREA = 4,624 SQUARE FEET, MORE OR LESS

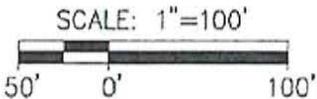
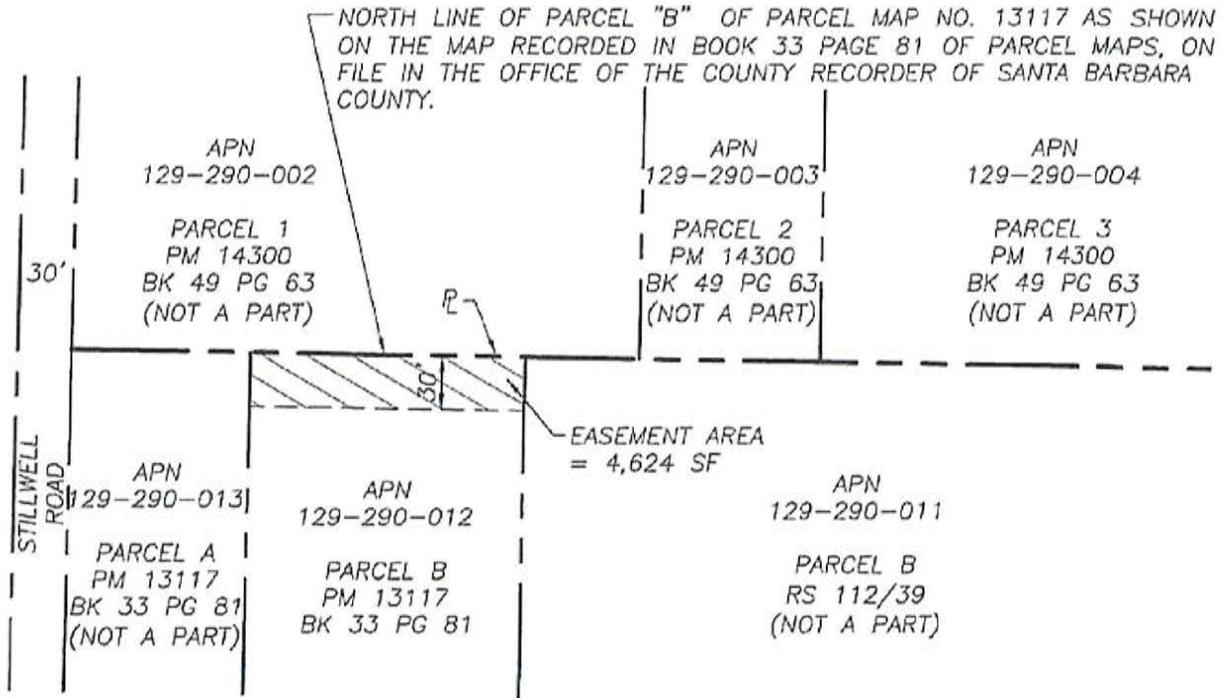


LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS

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9/25/2019



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
 889 Pierce Court, Suite 101, Thousand Oaks, California 91360
 818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com



9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-013

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ <u>zero (0)</u> EXEMPTION (R&T CODE) § <u>11922</u> EXPLANATION <u>Municipal government agency</u>
--

EASEMENT DEED

MIGUEL GUERRA, JR. AND GABRIELA GUERRA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: _____, 2020

GRANTOR:

Miguel Guerra, Jr.

Gabriela Guerra

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Miguel Guerra, Jr.** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gabriela Guerra**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from MIGUEL GUERRA, JR. AND GARBRIELA GUERRA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: _____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

1 OF 1

APN 129-290-013
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "A" OF PARCEL MAP NO. 13117 AS SHOWN ON THE MAP RECORDED IN BOOK 33 PAGE 81 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

AREA = 3,003 SQUARE FEET, MORE OR LESS

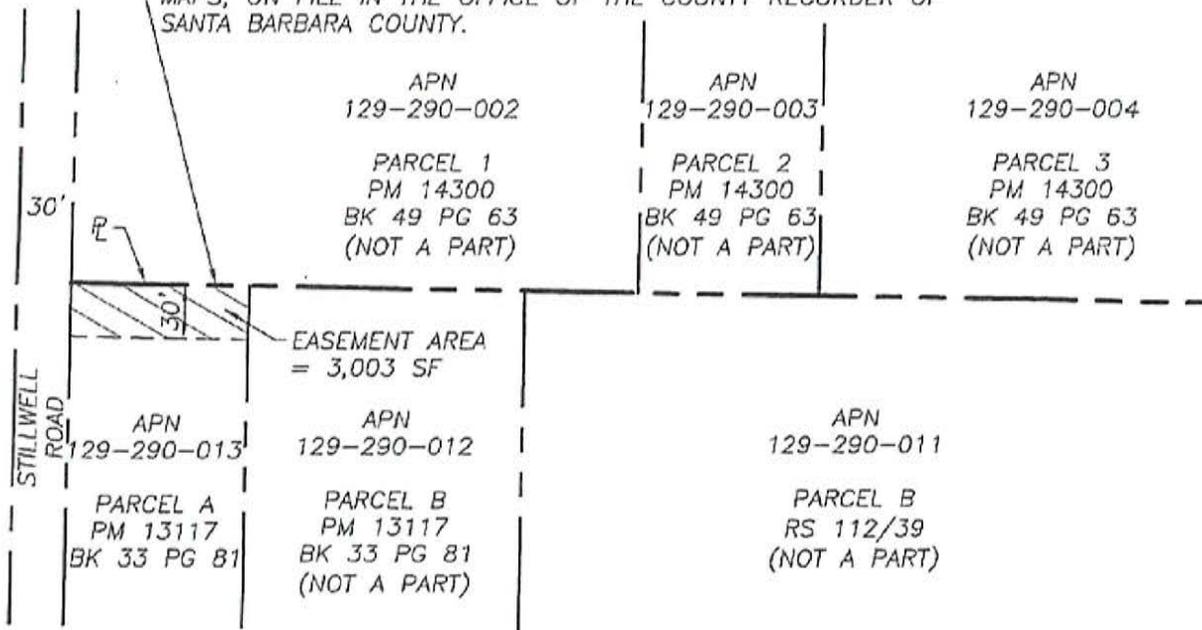


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9/25/2019

NORTH LINE OF PARCEL "A" OF PARCEL MAP NO. 13117 AS SHOWN ON THE MAP RECORDED IN BOOK 33 PAGE 81 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.



SCALE: 1"=100'



LC ENGINEERING GROUP, INC.

CONSULTING ENGINEERS

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9/25/2019



TO: Dana Eady
c/o Planning & Development Dept.
Development Review Division

From: Dana Solum
Environmental Health Services

Date: December 22, 2017

Subject: Case No. 13DVP-00000-00010, 13TRM-00000-00001 Orcutt Area

Owner: SB Clark LLC

Assessor's Parcel No. 129-151-026 Zoned: RR-10

Case No. 13DVP-00000-00010 and 13TRM-00000-00001 is a request to create 134 lots consisting of 119 lots for single family units, 2 lots for condominiums 1 lot for public open space, 8 lots for private open space and 4 lots for private roadways.

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

Sewer service is within the boundaries of the Laguna County Sanitation District (LCSD) and is proposed to be provided by LCSD.

Provided the Decision Maker grants approval of the applicant's request, Environmental Health Services recommends the following Conditions of Approval:

1. Prior to Recordation:

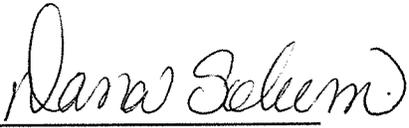
- a. A *Can and Will Serve* letter for water shall be obtained from the Golden State Water Company stating that service will be provided upon demand and without exception.
- b. A *Can and Will Serve* letter for sewer service shall be obtained from the Laguna County Sanitation District stating that service will be provided upon demand and without exception.

In the event that the Golden State Water Company will not provide a *Can and Will Serve* letter then:

1. Prior to Recordation, an *Intent to Serve* letter for water service shall be obtained from the Golden State Water Company stating that they have the capacity to serve the project and will provide service upon satisfactory completion of District imposed conditions.

In the event that the Laguna County Sanitation District will not provide a *Can and Will Serve* letter then:

1. Prior to Recordation, an *Intent to Serve* letter for sewer service shall be obtained from the Laguna County Sanitation District stating that they have the capacity to serve the project and will provide service upon satisfactory completion of District imposed conditions.



Dana Solum

Dana Solum
Senior Environmental Health Specialist
Santa Barbara County
Environmental Health Services

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



SCOTT D. MCGOLPIN
Director

July 25, 2013

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

RE: Tentative Tract Map No. 14,801 (13TRM-00000-00001)

Owner : SB Clark, LLC

Agent : John Franklin, Franklin Real Estate Development

Address: 3159 Eaglewood Ave
Thousand Oaks, CA 91362

Requirements of the County Surveyor's Office

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

Pursuant to Section 21-16(b)(2) of said County Code, County-approved monument wells shall be set along the center lines of all public streets.

Any deviation from the monumentation policy must be approved by the County Surveyor in writing prior to being set.

Very truly yours,
E. Teñell Matlovsky
Deputy for:
Aleksandar Jevremovic
County Surveyor

T14801_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director
Mark Paul, Deputy Director

Chris Sneddon, Deputy Director

Mark A. Schleich, Deputy Director
Aleksandar Jevremovic, County Surveyor

www.publicworkssb.org

ATTACHMENT Q: KEY SITE 3 RESIDENTIAL PROJECT
TRAFFIC AND CIRCULATION STUDY DATED NOVEMBER 1, 2019

Key Site 3 Residential Project Traffic and Circulation Study

Orcutt, County of Santa Barbara

November 1, 2019

W.O. 2064187400

Prepared By:



111 E. Victoria Street
Santa Barbara, CA 93101
Phone: (805) 963-9532

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TECHNICAL APPENDIX

Appendix 1- County Roadway Classifications and Levels of Service Standards
Appendix 2 – PM Peak Hour Intersection Counts
Appendix 3 – Cumulative Projects List
Appendix 4 – Clark Ave/Sunny Hills Rd Signal Plan & Interchange Improvement Exhibit
Appendix 5 – Key Sites 1 & 2 Remaining Parcels traffic Volumes
Appendix 6 – Intersection Level of Service Calculation Worksheets
Appendix 7 – CAMUTCD Traffic Signal Warrant Worksheets

INTRODUCTION

Stantec has prepared the following traffic and circulation study for the Key Site 3 Project (the "Project"). The traffic and circulation study provides an assessment of the existing and future traffic conditions within the study area, evaluates the potential traffic impacts to the vicinity roadways and intersections, and provides feasible mitigations where applicable. A discussion of the site access and circulation plan is also provided.

The Orcutt Community Plan FEIR¹ identifies 45 "Key Sites" located throughout the Orcutt planning area. The project site is identified as Key Site 3. In order to streamline future permitting, the County of Santa Barbara enabled interested Key Site property owners to receive an expanded level of environmental review for their property. These "mini EIRs" examined the impacts associated with potential development scenarios on the "Key Sites" and were then incorporated into the Community Plan FEIR. Thus, a development proposal that is consistent with the scenario studied in the EIR could use the CEQA tiering process to incorporate the site-specific analysis and findings as part of their future development proposal. The FEIR has been used as basis for this analysis and is incorporated by reference.

PROJECT DESCRIPTION

The project study area is located in the southeastern section of the Orcutt Planning Area and is generally bounded by Highway 101 to the east, Sunny Hills Mobile Home Park to the north, Orcutt Hills to the south, and existing residential to the west. The location of the project is illustrated in Exhibit 1. The Project proposes to develop 119 clustered single-family units of varying size on the currently vacant site. An additional 160 multi-family units were approved by the County for Key Site 3 as part the Santa Barbara Housing Element Focused Rezone Program, and are therefore not included in the project. The site plan is illustrated in Exhibit 2.

Primary access to the site is proposed via Sunny Hills Road, which will be realigned to the west from its current location and connect to Clark Avenue opposite the future planned main entrance for Key Site 1. Secondary access to Key Site 3 is proposed via a connection to Chancellor Street.

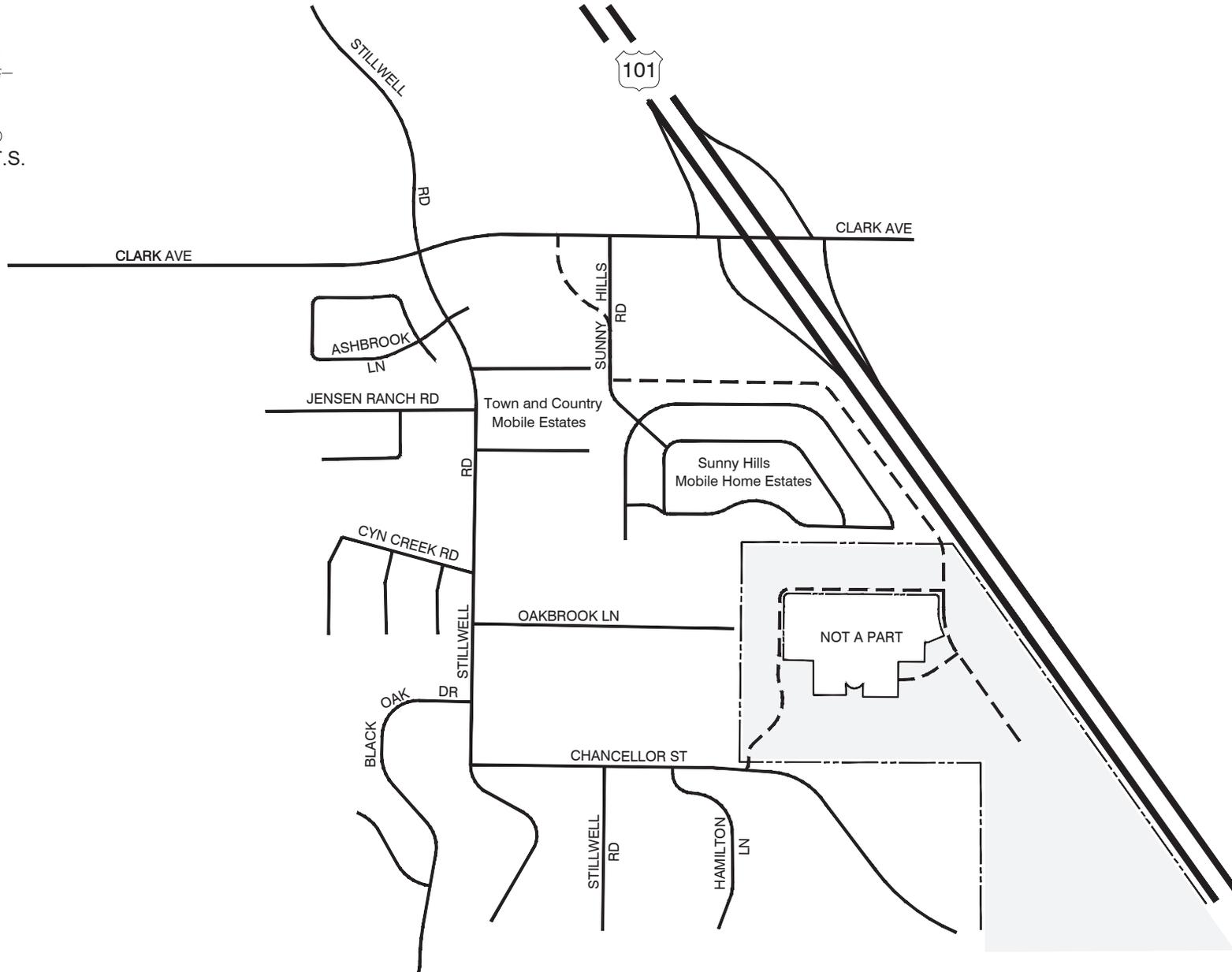
STUDY METHODOLOGY

Traffic Analysis Scenarios

Pursuant to CEQA and County traffic impact study requirements, The traffic analysis includes the following traffic scenarios:

- Existing Conditions
- Existing plus Project Conditions
- Cumulative (Existing plus approved and pending projects) Conditions
- Cumulative plus Project Conditions
- Buildout Conditions

¹ Orcutt Community Plan, County of Santa Barbara Comprehensive Planning Division, Amended June 2013, Published June 2019.



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EXHIBIT 1
 PROJECT LOCATION/STREET NETWORK
 KEY SITE 3, ORCUTT, CA



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EXHIBIT 2
 PROJECT SITE PLAN
 KEY SITE 3, ORCUTT, CA

Level of Service Criteria

A level of service (LOS) ranking scale is used to identify the operating condition at roadways and intersections. This scale compares traffic volumes to intersection capacity and assigns a letter value to this relationship. The letter scale ranges from A to F with LOS A represents the best operating conditions from the traveler's perspective and LOS F the worst. The level of service criteria for vehicles are summarized in Table 1.

Table 1
Intersection Level of Service Criteria

LOS	Signalized Intersections (V/C Ratio)	Unsignalized Intersections (Sec. of Delay)	Definition
A	< 0.60	≤ 10	Volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If LOS A is the result of favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.
B	0.61 – 0.70	> 10 and ≤ 15	Volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.
C	0.71- 0.80	> 15 and ≤ 25	Progression is favorable or the cycle length is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
D	0.81 – 0.90	> 25 and ≤ 35	Volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable
E	0.91 – 1.00	> 35 and ≤ 50	Volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.
F	> 1.00	> 50	Volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: *Highway Capacity Manual, 6th Edition.*

Level of Service Calculation Methodology

County of Santa Barbara. Intersection Capacity Utilization Methodology (ICU) was used to determine levels of service for signalized intersections, and the results are shown as a volume-to-capacity (V/C) ratio. Level of service for the unsignalized intersections in the study area were calculated using the methodologies outlined in the Highway Capacity Manual (HCM)².

Caltrans. Levels of service for State intersections were analyzed based on the HCM methodologies. Intersection levels of service were calculated using Synchro³ software, which implements the HCM methodology to determine intersection levels of service, control delays and queue lengths for each approach.

² Highway Capacity Manual, 6th Edition: A Guide for Multi-Modal Mobility Analysis, Transportation Research Board, 2016.

³ Synchro plus SimTraffic 10, Trafficware Ltd., 2018.

EXISTING CONDITIONS

Roadway Network

The roadway system in the study area is comprised of a network of freeways, arterials and collectors. The study area roadway network is shown in Exhibit 3 and a brief description of the major components is provided below.

U.S. Highway 101 (U.S. 101) extends along the Pacific Coast between Los Angeles and San Francisco. Within Santa Barbara County, this four to six-lane highway provides the principal route between Orcutt and the cities of Buellton, Goleta and Santa Barbara to the south, and the cities of Santa Maria and San Luis Obispo to the north. Access between U.S. Highway 101 and the project site is provided via the Clark Avenue Interchange.

Clark Avenue is an east-west arterial that extends through the Orcutt area from Dominion Road east of U.S. Highway 101 to State Route 1 to the west. Clark Avenue contains four lanes west of Stillwell Road. The roadway contains three travel lanes between Stillwell Road and U.S. 101; the eastbound direction is striped to one travel lane. The segment east of U.S. 101 contains two travel lanes. The speed limit in the project vicinity is 45 MPH. The intersection with Stillwell Road is signalized and the intersections with the U.S. 101 ramps and Sunny Hills Road are unsignalized. Clark Avenue is designated as a Primary 2 roadway.

Stillwell Road is a two-lane collector road that would provide emergency access to the project site. The roadway extends south of Clark Avenue until it terminates at Chancellor Street. The speed limit on Stillwell Road is 30 MPH. Stillwell Road is designated as a Secondary 3 roadway.

Sunny Hills Road is a Secondary 3 roadway that extends south of Clark Avenue through Key Site 2. The roadway currently provides access to the Sunny Hills Mobile Home Park. Sunny Hills Road will be realigned to the west and connect to Clark Avenue directly opposite the planned future main driveway for Key Site 1. The new intersection will be controlled by a traffic signal.

Existing Roadway Operations

Existing average daily traffic (ADT) volumes were derived from *Key Site 2 Project*⁴, and based on the peak hour traffic volumes at roadway segments. A comparison of the ADT volumes with the County's design capacities (included in the Technical Appendix) indicate that the critical roadway segments in the study area currently operate at LOS A. The roadway classification and design capacities for Clark Avenue, as presented in the Orcutt Community Plan, are summarized in Table 2.

⁴ Traffic and Circulation Study for the Key Site 2 Project, ATE, February 13, 2019.

**Table 2
Existing Roadway Levels of Service**

Roadway	Segment	Existing ADT	Classification	LOS C Threshold	Existing LOS
Clark Avenue	Bradley Rd to Stillwell Rd	14,400 ADT	Primary 2	34,000 ADT	LOS A
Clark Avenue	Stillwell Rd to U.S. 101	15,300 ADT	Primary 2	24,100 ADT ¹	LOS A
Stillwell Road	South of Clark Ave	3,350 ADT	Secondary 3	6,300 ADT	LOS A
Sunny Hills Road	South of Clark Ave	800 ADT	Secondary 3	6,300 ADT	LOS A

¹ LOS C threshold for 3-lane roadway (24,100 ADT) based on median between 2-lane roadway (14,300 ADT) and 4-lane roadway (34,000 ADT).

Table 2 indicates that all roadways within the study area operate in the LOS A range, which meets County standards.

Existing Intersection Operations

The traffic analysis focusses on the PM peak commute period (highest one hour period between 4pm and 6pm) were derived from intersection turning movement counts and delays studies collected in January 2019 for the *Key Site 2 Project*. Intersection turning counts are included in the Technical Appendix for reference. The existing lane geometry and control for the intersections within the study area are shown in Exhibit 3 and the existing PM peak hour volumes are illustrated in Exhibit 4.

Levels of service were calculated for the study-area intersections based on the level of service methodology outlined previously. The technical calculation worksheets are included in the Technical Appendix, and the existing intersection levels of service are summarized in Table 3.

**Table 3
Existing Intersection Peak Hour Levels of Service**

Intersection	Control	PM Peak Hour	
		ICU V/C Ratio	HCM Delay
1. Stilwell Rd/Clark Ave	Signal	0.41/LOS A	-
2. Sunny Hills Rd/Clark Ave	One-Way Stop	-	16.6 sec/LOS C
3. US 101 SB Ramps/Clark Ave	One-Way Stop	-	19.0 sec/LOS C
4. US 101 NB Ramps/Clark Ave	One-Way Stop	-	13.6 sec/LOS B

Unsignalized intersections analyzed using the HCM methodology, with vehicle delay in seconds on stopped approach.

As shown, all intersections currently operate at LOS C or better during the PM peak hour, which is considered acceptable based on City and Caltrans standards.

LEGEND

-  - Intersection Lane Geometry
-  - Two-Lane Undivided Roadway
-  - Traffic Signal
-  - Stop Sign

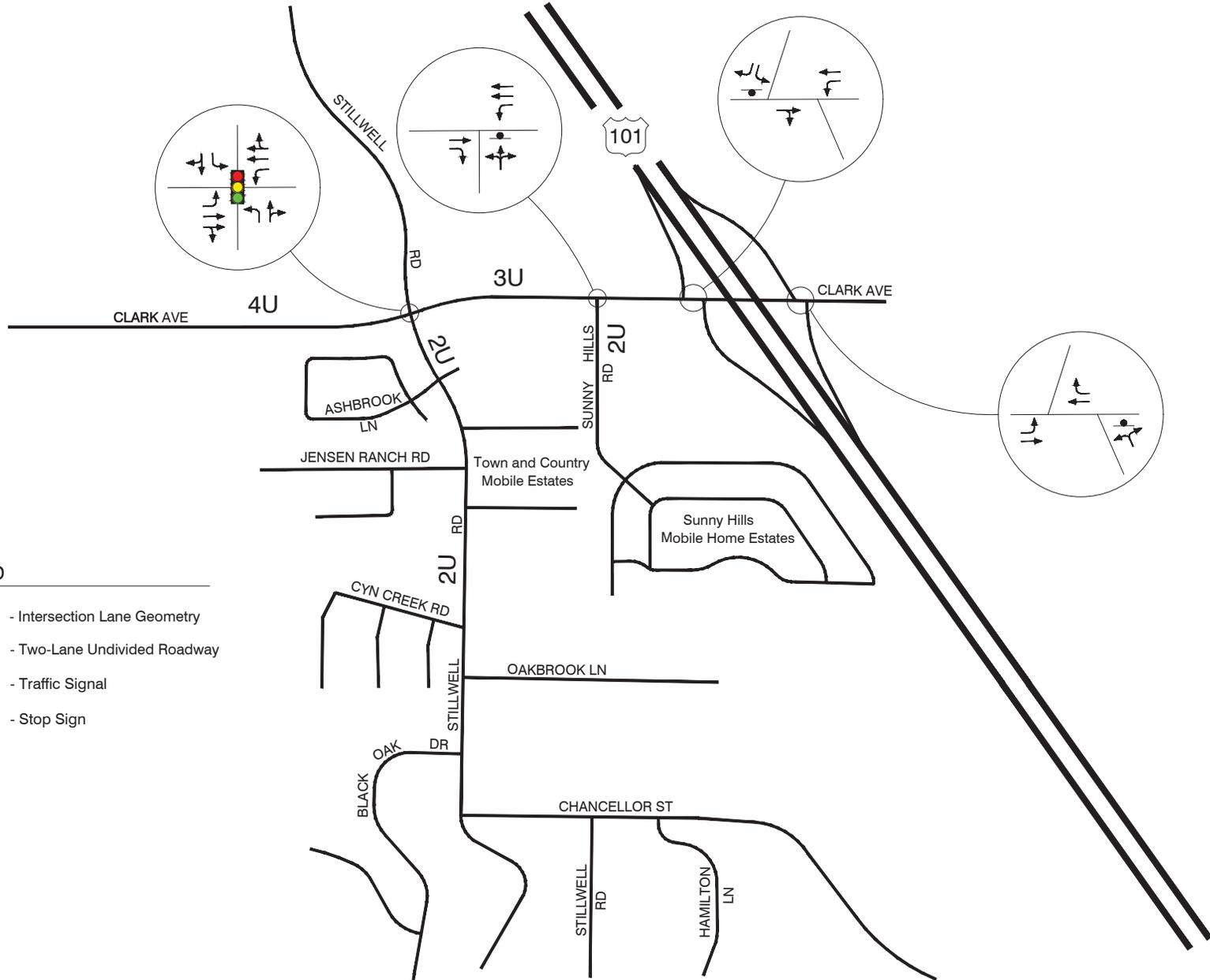


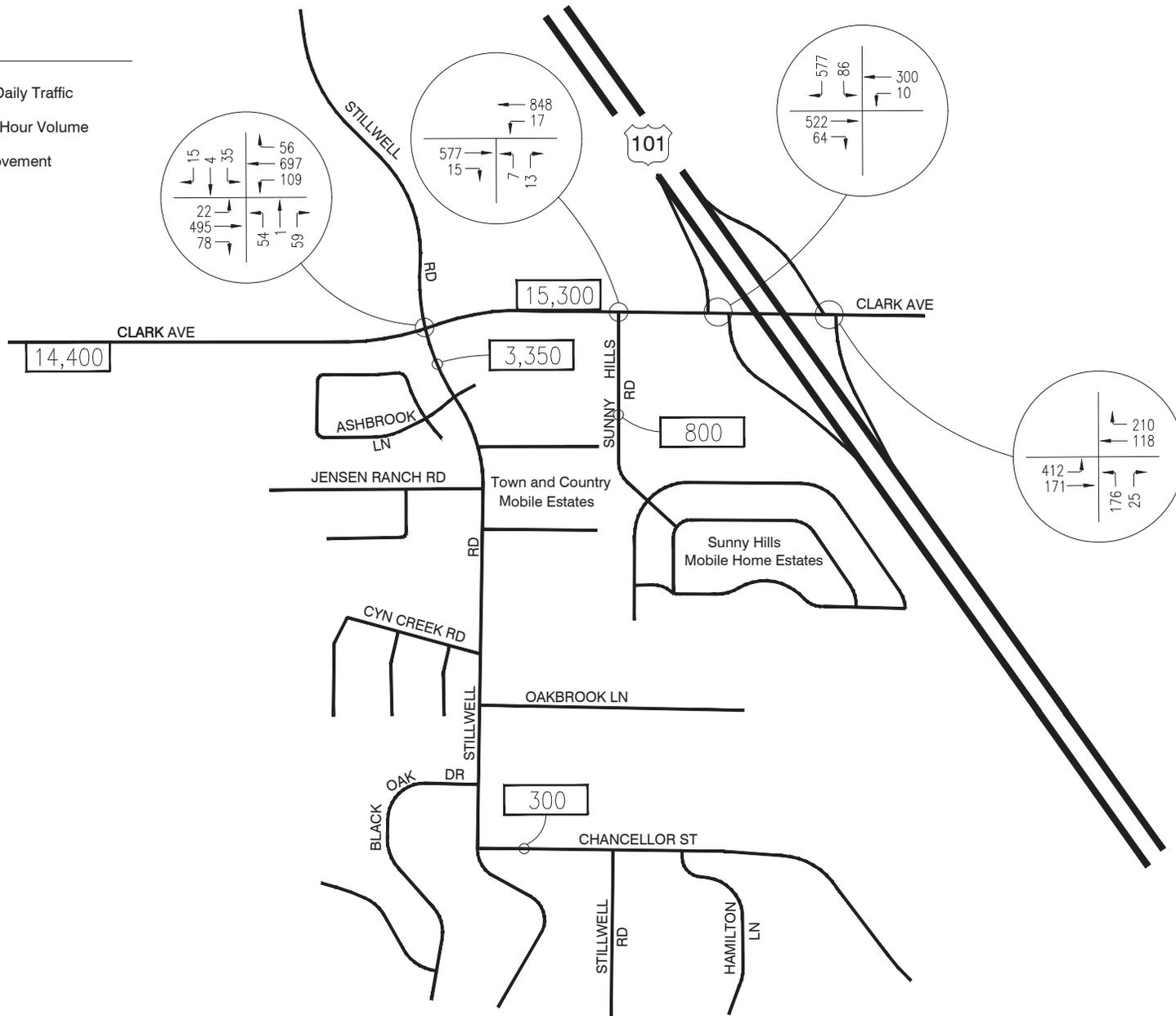
EXHIBIT 3
 EXISTING ROADWAY AND
 INTERSECTION GEOMETRY
 KEY SITE 3, ORCUTT, CA



111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 966-9801

LEGEND

- XXXX - Average Daily Traffic
- XX - PM Peak Hour Volume
- ↷ - Traffic Movement



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EXHIBIT 4
 EXISTING TRAFFIC VOLUMES
 KEY SITE 3, ORCUTT, CA

PROJECT SPECIFIC CONDITIONS

Traffic Impact Thresholds

The County's CEQA Thresholds and the standards contained in the Orcutt Community Plan were applied to evaluate the project's consistency with County policy and to determine if any potential traffic impacts would be associated with the project. The applicable traffic thresholds are outlined below.

County of Santa Barbara CEQA Thresholds

The Environmental Thresholds and Guidelines Manual (County of Santa Barbara, 1992) provides criteria by which to evaluate a project's environmental impacts according to the California Environmental Quality Act (CEQA). The thresholds for traffic impacts are listed below.

Threshold Criteria

The impacts of project-generated traffic are assessed against the following County thresholds. A significant traffic impact occurs when:

1. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below or sends at least 5, 10, or 15 trips to intersections operating at LOS F, E or D.

Level of Service (including project)	Increase in V/C <u>Greater than</u>
A	0.20
B	0.15
C	0.10
	<u>or the addition of</u>
D	15 trips
E	10 trips
F	5 trips

2. Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.
3. Project adds traffic to a roadway that has design features (e.g. narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increase in traffic (e.g. Rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceedance of the roadway's designated Circulation Element Capacity may indicate the potential for the occurrence of the above impacts.

- 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.

Orcutt Community Plan Standards for Determination of Project Consistency

Consistency Standards for Primary Roadways (P-1 through P-3)

- For Primary roadways segments, a project is considered consistent with the Community Plan where the Estimated Future Volume does not exceed the Acceptable Capacity.
- For Primary roadway segments where the Estimated Future Volume exceeds the Acceptable Capacity, a project is considered consistent with the Community Plan if: 1) intersections affected by traffic assigned from the project operate at or above minimum level of service standards, or 2) if the project provides a contribution toward an alternative transportation project (as defined in the OTIP) that is deemed to offset the effects of project-generated traffic.

Caltrans. Caltrans has established the cusp of the LOS C/D range as the target level of service standard for State Highway intersections. If an existing State Highway facility is operating at less than the target LOS, the existing Measure of Effectiveness (MOE) should be maintained.

Project Trip Generation

The project proposes to construct 119 clustered single-family units of varying size, with an average size of 1,515 square feet. Trip generation data and residential land use descriptions contained in the ITE's *Trip Generation Manual*⁵, along with housing unit size statistics⁶, were reviewed to determine project trip rates. Based on the data, it was determined that *Planned Unit Development (ITE Land Use #270)* accurately represents the characteristics and trip rates of the proposed development. The trip generation rates and project trip generation estimates are shown in Table 4.

**Table 4
Project Trip Generation**

Land Use	Size	Daily Trips	PM Peak Hour Trips		
			In	Out	Total
Planned Unit Development	Rate	7.38	0.448	0.242	0.69
Planned Unit Development	119 Units	878 ADT	53 PHT	29 PHT	82 PHT

Table 4 indicates that the proposed development is expected to generate 878 daily trips, with 82 trips occurring in the PM peak hour.

⁵ Trip Generation Manual, Institute of Transportation Engineers, 10th Edition, 2017.

⁶ Characteristics of New Housing, United States Census Bureau, 2018.

Project Trip Distribution

Project generated trips were distributed and assigned to the street network based on the location of the project site, trip distribution patterns derived from the Orcutt Traffic Model, and a knowledge of the local street network and travel patterns, type of existing land uses and traffic flows in the Orcutt area. The project traffic was distributed as follows:

**Table 5
Project Trip Distribution**

Origin/Destination	Direction	Percentage of Project Trips
U.S. 101	North	35%
	South	15%
Clark Avenue	West	48%
Local	-	2%
Total		100%

The project trip distribution percentages and the project-added traffic volumes are illustrated in Exhibit 5 and the existing plus project traffic volumes area illustrated in exhibit 6.

Existing plus Project Roadway Operations

Roadway operations for the segments in the study area were evaluated assuming project-specific conditions. The project would add 421 ADT to Clark Avenue west of Stillwell Road and 439 ADT to Clark Avenue east of Sunny Hills Road. The project would add 203 ADT to Sunny Hills Road south of Clark Avenue, and 675 ADT on Sunny Hills Road south of Clark Avenue. Table 6 shows the existing + project ADT and level of service for the critical roadway segments.

**Table 6
Existing + Project Roadway Levels of Service**

Roadway	Segment	Existing ADT	Existing + Project ADT	LOS C Threshold	Existing + Project LOS
Clark Avenue	Bradley Rd to Stillwell Rd	14,400 ADT	14,821 ADT	34,000 ADT	LOS A
Clark Avenue	Stillwell Rd to U.S. 101	15,300 ADT	15,739 ADT	24,100 ADT ¹	LOS A
Stillwell Road	South of Clark Ave	3,350 ADT	3,553 ADT	6,300 ADT	LOS A
Sunny Hills Road	South of Clark Ave	800 ADT	1,475 ADT	6,300 ADT	LOS A

¹ LOS C threshold for 4-lane roadway is 34,000 ADT. LOS C threshold for 3-lane roadway (24,100 ADT) based on median between 2-lane roadway (14,300 ADT) and 4-lane roadway (34,000 ADT).

PROJECT TRIP GENERATION

	In	Out	Total
ADT			878
PM PEAK HOUR	53	29	82

LEGEND

- XXXX - Average Daily Traffic
- XX - PM Peak Hour Volume
- Traffic Movement
- 6% - Project trip Distribution Percentage

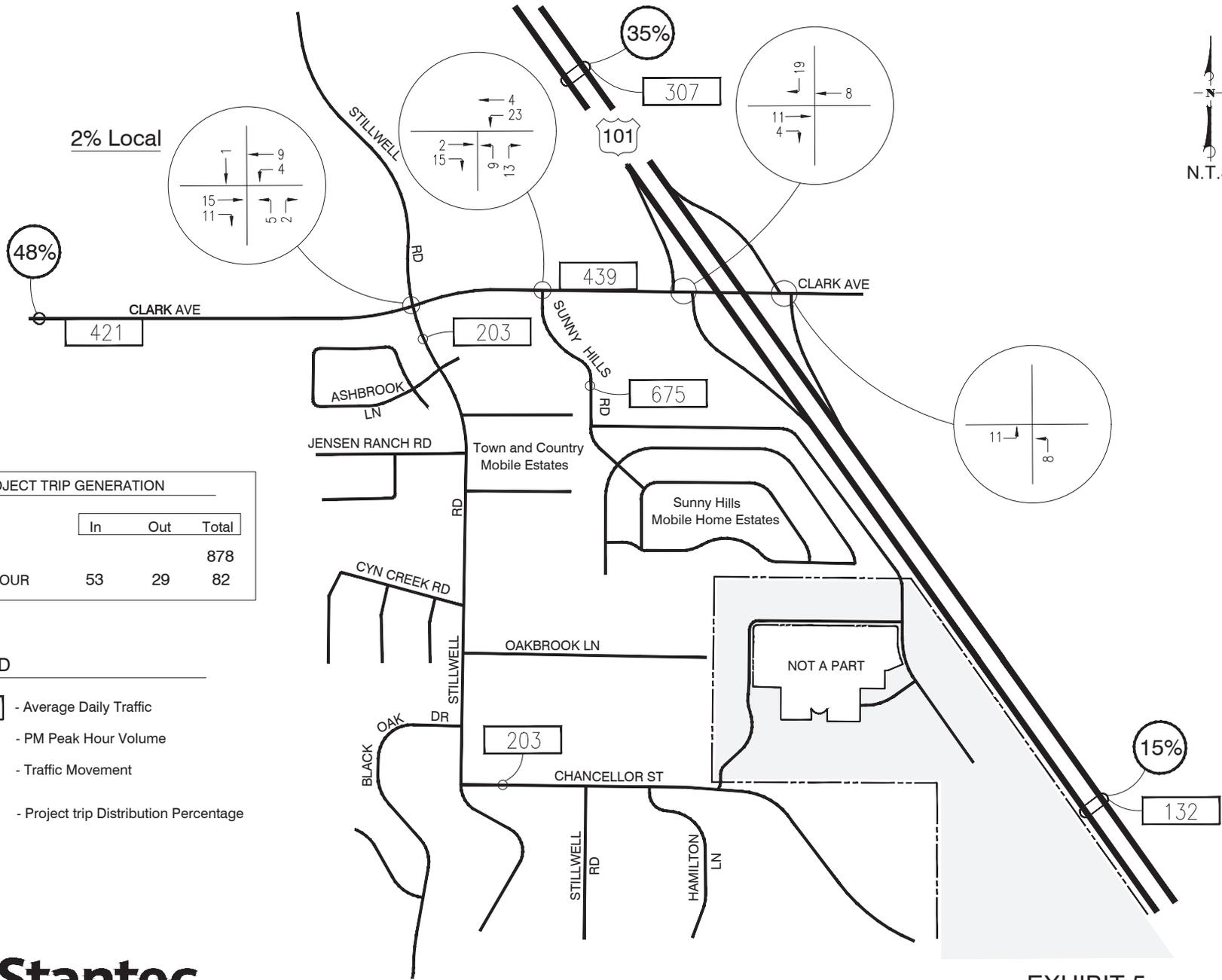
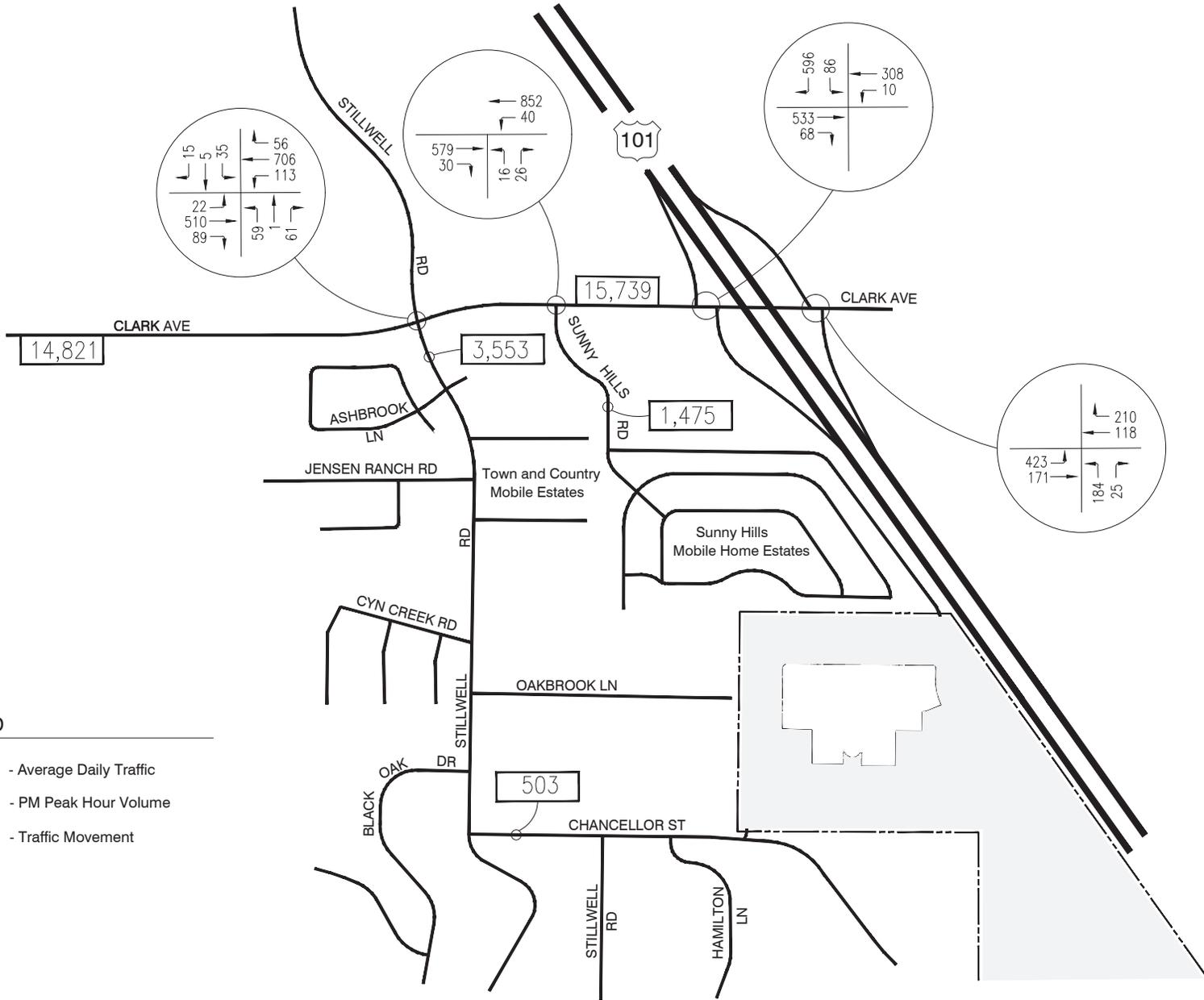


EXHIBIT 5
PROJECT TRIP DISTRIBUTION AND
PROJECT-ADDED TRIPS
 KEY SITE 3, ORCUTT, CA



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LEGEND

- XXXX - Average Daily Traffic
- XX - PM Peak Hour Volume
- ↔ - Traffic Movement



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EXHIBIT 6
EXISTING + PROJECT TRAFFIC VOLUMES
 KEY SITE 3, ORCUTT, CA

The roadway level of service data contained in Table 6 indicates that the roadways in the study-area would continue to operate at LOS A under project-specific conditions. The project would therefore not generate any project-specific roadway impacts.

Existing plus Project Intersection Operations

Project-generated traffic volumes were added to the existing peak hour traffic volumes and intersections levels of service were recalculated for existing plus project conditions. The project-specific scenario assumes realignment of Sunny Hills Road, however signalization of the new intersection with Clark Avenue would not occur until construction of either Key site 1 or Key Site 2 occurs. The intersection control and lane geometry would therefore not change under this scenario. Table 7 summarizes the level of service calculations.

**Table 7
Existing + Project Intersection Peak Hour Levels of Service**

Intersection	Existing LOS	Existing + Project LOS	Change in V/C or Delay	Project - Added Trips	Impact?
Clark Ave/Stillwell Rd	0.41/LOS A	0.42/LOS A	0.01	46 trips	No
Clark Ave/Sunny Hills Rd	16.6 sec/LOS C	19.0 sec/LOS C	2.4 sec	66 trips	No
Clark Ave/U.S. 101 SB Ramps	19.0 sec/LOS C	19.9 sec/LOS C	0.9 sec	42 trips	No
Clark Ave/U.S. 101 NB Ramps	13.6 sec/LOS B	15.1 sec/LOS C	1.5 sec	19 trips	No

Unsignalized intersections analyzed using the HCM methodology, with vehicle delay in seconds on stopped approach.

The level of service data in Table 7 indicates that all study-area intersections are expected to operate at LOS C or better under existing plus project conditions. The project would generate no project-specific intersection impacts.

CUMULATIVE CONDITIONS

Cumulative Traffic Volumes

The cumulative forecasts assume development of approved and pending projects in the Santa Maria Valley (including Old Town Orcutt & Orcutt Community Plan, and projects not within a community or Specific Plan area). The County's current *Cumulative Projects List*⁷ and the *City of Santa Maria Major Developments (July 2019)* map are included in the Technical Appendix for reference.

Pending and approved projects that have a direct effect on the study-area roadway network include Key Site 1 and Key Site 2 (north and south of Clark Ave/Sunny Hills Rd intersection, respectively), Key Site 4 (under construction east of Stillwell Rd), and buildout of the Rice Ranch Specific Plan. In addition, the cumulative forecast includes the development of 160 multifamily housing units on Key Site 3, which was approved by the County as part of the *Housing Element Focused Rezone Program EIR*.

⁷ Cumulative Projects List, County of Santa Barbara Planning and Development, December 2018.

Street Network Improvements

Clark Avenue/Sunny Hills Rd. The development of Key Sites 1, 2 and 4 will include widening of Clark Avenue between Stillwell Road and signalization of the Sunny Hills Rd/Clark Ave intersection. The near future roadway network and proposed intersection lane configuration are shown in Exhibit 7. Clark Avenue will be widened to two travel lanes and Class II bike lanes in each direction, divided by a raised median. The Sunny Hills Rd/Clark Ave intersection will have dual eastbound and westbound left-turn lanes, of which one left-turn lane in each direction could initially be striped off, subject to capacity requirements.

U.S. 101 at Clark Avenue Northbound Interchange Improvement. This improvement project has been designed and approved by the County and Caltrans to increase safety and capacity at the Clark Avenue Interchange. The project will widen Clark Avenue at the Southbound Ramps, restripe the overpass, and realign and signalize the Northbound Ramps. An exhibit illustrating the improvements is included in the Technical Appendix. The project is currently out to bid (County Project No. 862331, Federal-Aid No. HSIPL-5951 (149) and will be constructed in the near future. The improvements are therefore assumed to be in place under cumulative conditions.

Cumulative plus Project Roadway Operations

The cumulative and cumulative plus project traffic volumes are shown in Exhibits 8 and 9, respectively. Table 10 shows the and cumulative + project average daily traffic volumes on the critical roadway segments. As shown, the study-area roadways would continue to operate at LOS C or better, which is acceptable based on County standards.

Table 8
Cumulative + Project Roadway Levels of Service

Roadway	Segment	Cumulative ADT	Cumulative + Project ADT	LOS C Threshold	Cumulative + Project LOS
Clark Avenue	Bradley Rd to Stillwell Rd	21,100 ADT	21,521 ADT	34,000 ADT	LOS A
Clark Avenue	Stillwell Rd to U.S. 101	23,300 ADT	23,739 ADT	24,100 ADT ¹	LOS C
Stillwell Road	South of Clark Ave	4,850 ADT	5,053 ADT	6,300 ADT	LOS B
Sunny Hills Road	South of Clark Ave	1,850 ADT	2,525 ADT	6,300 ADT	LOS B

¹ LOS C threshold for 4-lane roadway is 34,000 ADT. LOS C threshold for 3-lane roadway (24,100 ADT) based on median between 2-lane roadway (14,300 ADT) and 4-lane roadway (34,000 ADT).

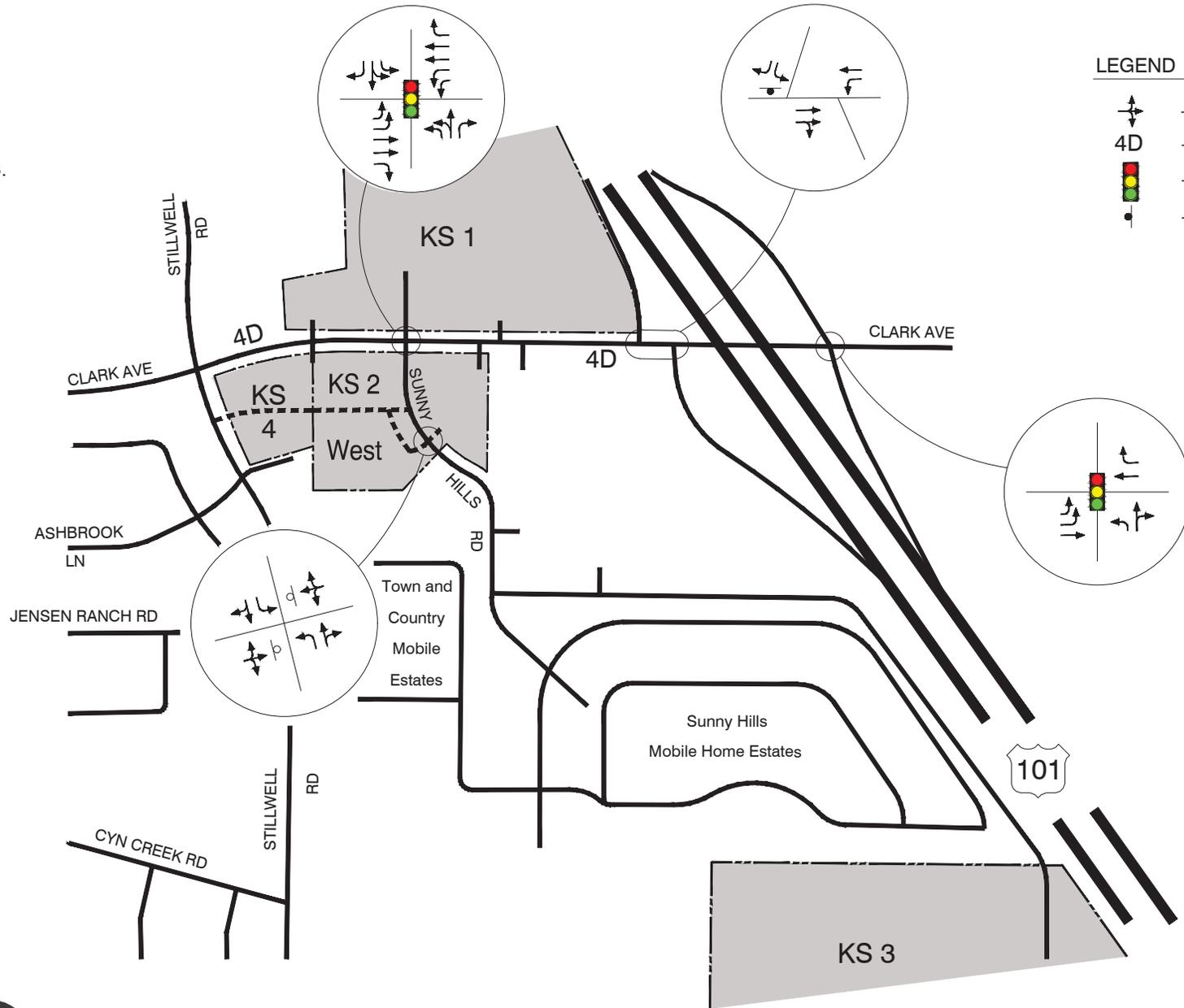
Cumulative plus Project Intersection Operations

Intersection levels of service were recalculated for the study-area intersections assuming the cumulative and cumulative plus project peak hour traffic volumes are presented in Exhibits 8 and 9. Table 9 summarizes the intersection level of service calculations for cumulative and cumulative plus project conditions. The calculations for the Clark Ave/Sunny Hills Rd intersection were completed assuming one eastbound and westbound left-turn lane (second left-turn lane striped off). The Clark Avenue/U.S. 101 NB Ramps is analyzed using both the ICU and HCM methodologies.



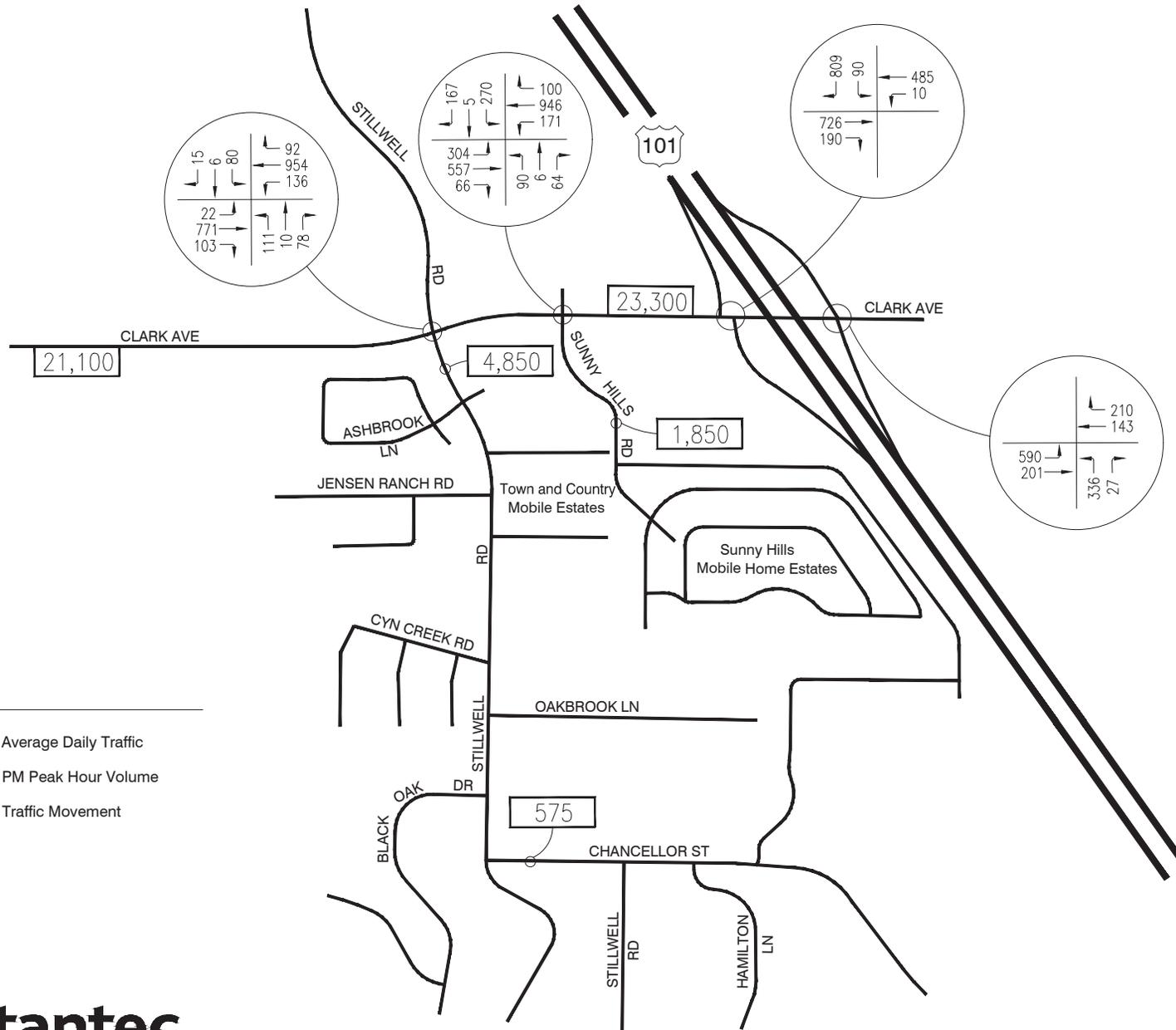
LEGEND

-  - Intersection Lane Geometry
-  - Four-Lane Divided Roadway
-  - Traffic Signal
-  - Stop Sign



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EXHIBIT 7
 CUMULATIVE CONDITIONS - ROADWAY AND
 INTERSECTION CHANGES
 KEY SITE 3, ORCUTT, CA



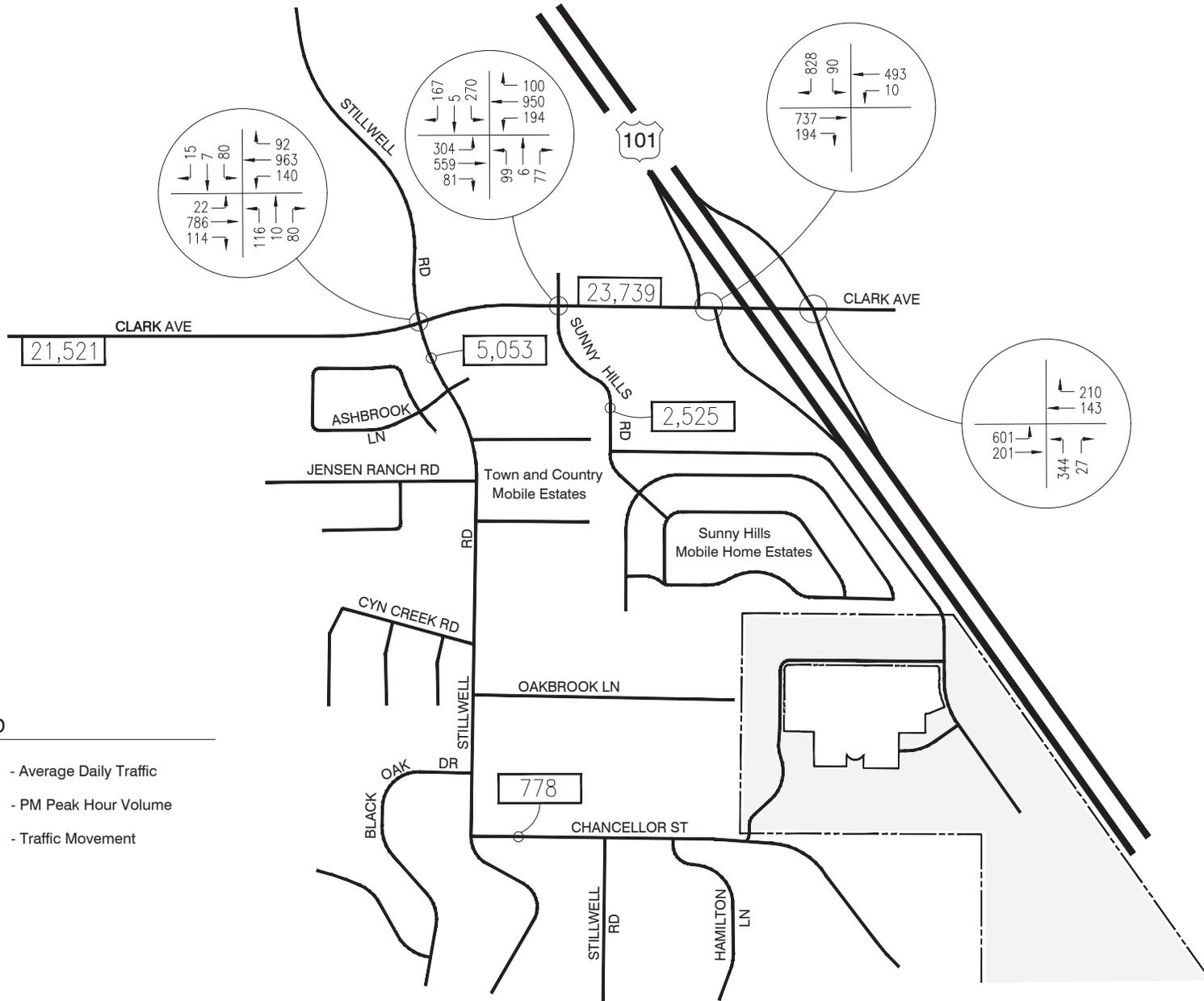
LEGEND

- XXXX - Average Daily Traffic
- XX - PM Peak Hour Volume
- Traffic Movement



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EXHIBIT 8
CUMULATIVE TRAFFIC VOLUMES
 KEY SITE 3, ORCUTT, CA



LEGEND

- XXXX - Average Daily Traffic
- XX - PM Peak Hour Volume
- Traffic Movement



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EXHIBIT 9
CUMULATIVE + PROJECT TRAFFIC VOLUMES
 KEY SITE 3, ORCUTT, CA

**Table 9
Cumulative + Project Intersection Peak Hour Levels of Service**

Intersection	Cumulative LOS	Cumulative + Project LOS	Change in V/C or Delay	Impact?
Clark Ave/Stillwell Rd	0.57/LOS A	0.58/LOS A	0.01	No
Clark Ave/Sunny Hills Rd ¹	0.71/LOS C	0.71/LOS C	0.004	No
Clark Ave/U.S. 101 SB Ramps	23.7 sec/LOS C	24.5 sec/LOS C	0.8 sec	No
Clark Ave/U.S. 101 NB Ramps ¹	0.62/LOS B 21.1 sec/LOS C	0.64/LOS B 21.5 sec/LOS C	0.02 0.4 sec	No

¹ Intersection widened and signalized under cumulative conditions.
Caltrans intersections analyzed using the HCM methodology.

Table 7 indicates that all study-area intersection are expected to operate at LOS C or better under cumulative and cumulative plus project conditions, which is considered acceptable based on County and Caltrans standards. The project would not generate any cumulative intersection impacts.

BUILDOUT CONDITIONS

County staff requested that an analysis be completed for the Clark Ave/Sunny Hills Rd and the Clark Avenue interchange that assumes buildout of undeveloped portions (e.g. remainder parcels) on KS 1 and KS 2, which are not included in the cumulative conditions analysis. Development of KS 1 includes a 7.55-acre parcel “reserved for future development.” To be consistent with the OCP, the size of commercial development which could be accommodated on the remainder parcel was determined using an area coverage of 35.7%, which equates to a 117,400 SF shopping center. Similarly, KS 2 also includes a developable remainder parcel of approximately 8 acres. When applying an area coverage of 35.7%, the potential development would be a 124,400 SF shopping center.

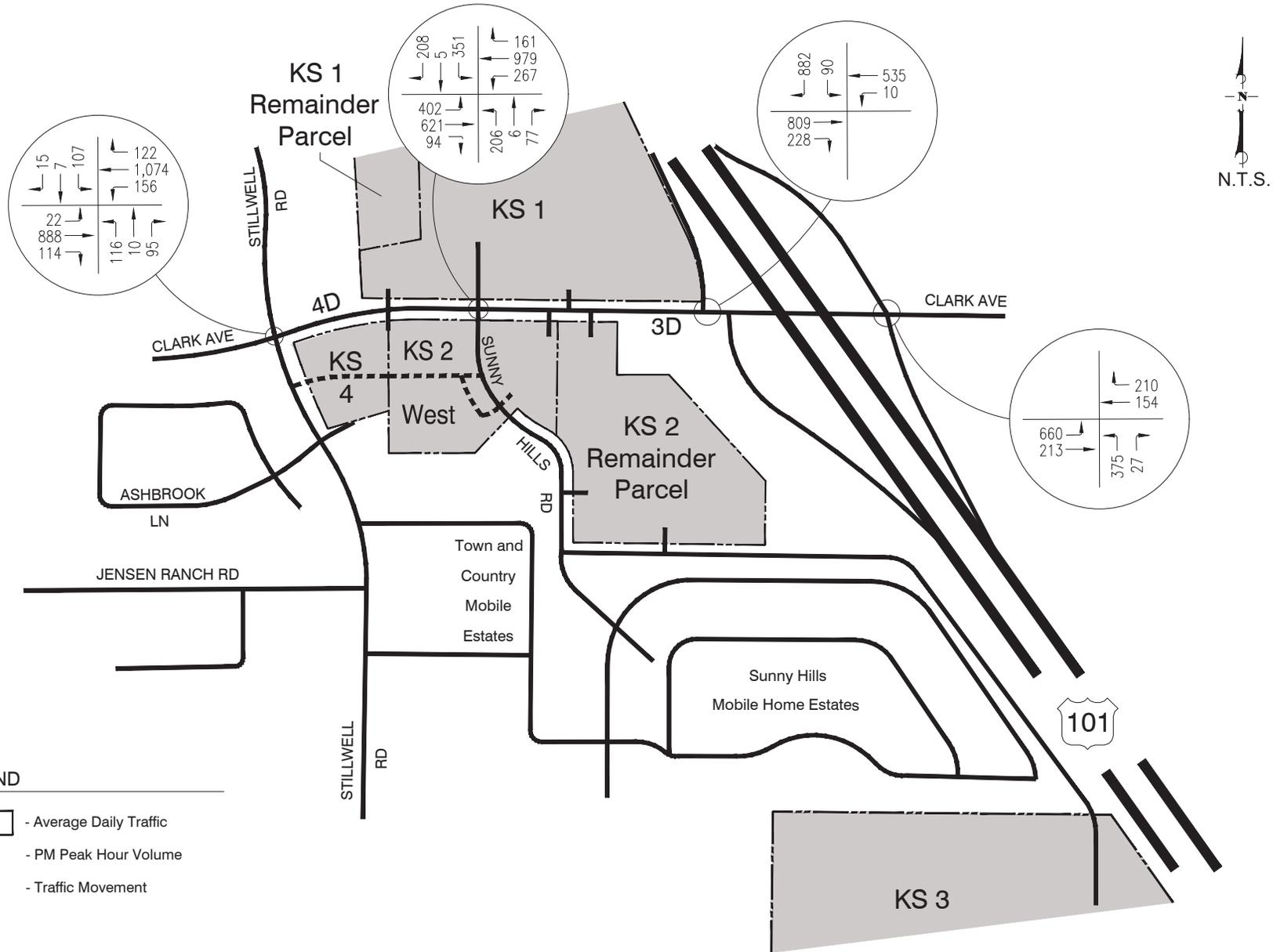
Buildout Traffic Volumes

Trip generation estimates for the remainder parcels of KS 1 and KS 2 were derived from the *Orcutt Community Plan Key Sites 1-4 Buildout Traffic Analysis*⁸ and are summarized in Table 8.

**Table 10
Project Trip Generation – Buildout Conditions**

Key Site	Size	PM Peak Hour Trips		
		In	Out	Total
Key Site 1	117,400 SF			
Primary Trips		115	125	240
Pass-by Trips		73	79	152
Key Site 2	124,400 SF			
Primary Trips		132	144	276
Pass-by Trips		78	84	162

⁸ Orcutt Marketplace Project (OCP Key Site 1); Orcutt Community Plan Key Sites 1-4 Buildout Traffic Analysis Material, Pinnacle Traffic Engineering, September 2017



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EXHIBIT 10
BUILDOUT CONDITIONS TRAFFIC VOLUMES
 KEY SITE 3, ORCUTT, CA

Traffic generated by the remainder parcels of KS 1 and KS 2 was assigned to the study-area roadway network based on distribution patterns contained in the *Orcutt Community Plan Key Sites 1-4 Buildout Traffic Analysis*, and peak hour trips were added to the cumulative plus project volumes. The Buildout intersection turning volumes are illustrated in Exhibit 9.

Buildout Intersection Operations

Table 9 summarizes the level of service calculations for the Clark Ave/Sunny Hills Rd intersection and the Clark Avenue Interchange. The calculations for the Clark Ave/Sunny Hills Rd intersection were completed assuming dual eastbound and westbound left-turn lanes. To assess capacity and delays, the analysis was completed using both the ICU and HCM methodologies.

**Table 11
Buildout Intersection Peak Hour Levels of Service**

Intersection	Control	PM Peak Hour	
		ICU V/C Ratio	HCM Delay
2. Sunny Hills Rd/Clark Ave	Signal	0.72/LOS C	33.0 sec/LOS C
3. US 101 SB Ramps/Clark Ave	One-Way Stop	-	30.6 sec/LOS D
4. US 101 NB Ramps/Clark Ave	Signal	0.67/LOS B	22.7 sec/LOS C

Intersections analyzed using both ICU and HCM methodologies.

The data in Table 9 indicates that Clark Avenue/U.S. 101 Southbound Ramps intersection is forecast to operate in the LOS D range under buildout conditions, which would exceed Caltrans' LOS C/D standard. Improvements that would improve operations are outlined in the Mitigations section of this report.

PROJECT SITE ACCESS

Primary access to Key Site 3 is proposed via Sunny Hills Road, which will be realigned to the west through Key Site 2 and connect to Clark Avenue opposite the future main entrance to Key Site 1. The new Clark Avenue/Sunny Hills Road intersection will serve as primary access for Key Sites 1, 2 and 3. Exhibit 7 illustrated the proposed roadway alignment of Sunny Hills Road.

Sunny Hills Road will be constructed to Secondary 1 roadway standards, with four travel lanes between Clark Avenue and the all-way stop controlled intersection at Key Site 2, and two travel lanes between Key Site 2 and Key Site 3.

Secondary access to the site is proposed via a connection to Chancellor Street, an east-west two-lane roadway which connects to Stillwell Road. Chancellor Street is a private road west of Hamilton Lane. The segment of Chancellor Street from the Key Site 3 easement to Stillwell Road will be improved according to County roadway standards. The project is expected to add 203 average daily trips to Chancellor Street, which is expected to carry approximately 500 ADT under project-specific conditions and 800 ADT under cumulative + project conditions.

ORCUTT COMMUNITY PLAN CONSISTENCY

The Orcutt Community Plan contains a number of policies, development standards, and actions for each Key Site to be used to guide development on the sites. The following table lists the traffic related development standards specific to Key Site 3 and where appropriate provides a discussion of how the project maintains consistency with these standards.

**Table 12
Orcutt Community Plan Development Standards for Key Site 3**

Development Standard	Development Standard	Consistent?
Development Standard KS3-7:	Primary access to the site shall be from the frontage road along U.S. Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 3 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division and the Fire Department to ensure appropriate secondary access from Oakbrook Lane.	Yes
Development Standard KS3-8:	The developer shall construct access road improvements along the eastern boundary of Sunny Hills Mobile Home Park in coordination with development on Site 2. Improvements shall include standard County Roadway frontage improvements, landscape screening from U.S. Hwy 101, and a separated, public off road trail. The County shall establish a reimbursement mechanism to allow the costs of such improvements to be shared on a pro-rate basis with the developer Site 2 Once the access road to Site 3 enters the developable area, it should be located away from U.S. Hwy 101.	Yes

MITIGATION MEASURES

Project-Specific Mitigations

The project-specific conditions analysis found that the project would not generate any project-specific impacts at the study-area roadways and intersections. No project-specific mitigations are therefore required.

Cumulative Mitigations

The cumulative conditions analysis found that the project would not generate any cumulative impacts at the study-area roadways and intersections. No cumulative mitigations are therefore required.

Buildout Mitigations

The buildout analysis which includes traffic from the remainder parcels on KS 1 and KS 2 indicated that the Clark Avenue/U.S. 101 SB Ramps intersection is forecast to operate in the LOS D range under buildout conditions. As discussed, the current interchange project will widen Clark Avenue at the Southbound Ramps, restripe the overpass, and realign and signalize the Northbound Ramps. The Clark Avenue/U.S. 101 SB Ramps intersection will remain unsignalized.