

ATTACHMENT B



COUNTY OF SANTA BARBARA

Planning and Development

COASTAL DEVELOPMENT PERMIT

Case No.: 11CDH-00000-00026

Project Name: Olas de Alegria New Single-Family Residence & Guest House

Project Address: Hollister Ranch Parcel 125

Assessor's Parcel No.: 083-700-021

Applicant Name: Tom Schaefer

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

Associated Case Number(s): 11BAR-00000-00114, 11BAR-00000-00121, 11CUP-00000-00022 & 11CDP-00000-00045

Project Description Summary: See attached description

Project Specific Conditions: See attached conditions

Permit Compliance Case: Yes No

Permit Compliance Case No.: _____

Appeals: The approval of this Coastal Development Permit may be appealed to the Planning Commission by the applicant or an aggrieved person. The written appeal and accompanying fee must be filed with the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, by 5:00 p.m. on or before August 30, 2012.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and can be issued after expiration of the California Coastal Commission appeal period, provided an appeal of this approval has not been filed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

plans dated August 20, 2012, 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:

Request of Bob Curtis, agent for the owner, Thomas Schaffer, to consider Case No. 11CDH-00000-00026, [application filed on 06/30/11] for a Coastal Development Permit to allow construction of a 3,101 square foot residence, 376 square foot garage with attached 563 square foot storage area, conversion of an existing barn into an 800 square foot guesthouse and construction of a new access driveway. Project grading would include 1,154 cubic yards of cut and 1,425 cubic yards of fill total, including grading for the proposed residence and driveway.

The property is currently developed with an existing 800 square foot barn (to be converted to a guest house as part of this application) and one 15,000 gallon water tank. Access would continue to be provided via private drive off of Alegria Road. The property would continue to be served by private septic systems, the Alegria Mutual Water Company and the County Fire Department. The property is a 106-acre parcel zoned Ag-II-320 and shown as Assessor's Parcel Number 083-700-021, located at Parcel 125 in the Hollister Ranch Area, 3rd Supervisorial District.

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

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

Mitigation Measures from 12NGD-00000-00006

Aesthetics/Visual Resources

- 3. Aest-06 Building Materials.** 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 water tanks and fences. **PLAN REQUIREMENT:** Materials shall be denoted on building plans. **TIMING:** Structures shall be painted prior to Final Building

Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.

4. **Understories and Retaining Walls.** Understories and retaining walls shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Vegetation to screen retaining walls shall be planted. Large unbroken retaining walls of greater than 6 feet shall be avoided and divided into smaller terraced walls to the maximum extent feasible. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D for review and approval. **TIMING:** Plans shall be submitted prior to issuance of each Coastal Development Permit for the corresponding structures. Vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.

Biological Resources

5. **Nesting Birds.** The applicant shall retain and pay for a P&D approved biologist to inspect and monitor the project site for bird and raptor nesting activity. If construction is to take place during the nesting season (March 1 to September 15), a P&D approved biologist shall conduct a pre-construction bird and raptor nesting inspection not more than one week prior to the proposed beginning of construction activity. If birds or raptors are determined to be nesting on or within the vicinity of the project site, no construction activities, including, but not limited to grading or heavy equipment operation, shall take place within 150 feet from bird nests and 500 feet from raptor nests. Certain construction activities may be allowed on a case-by-case basis as reviewed and approved by P&D. **Plan Requirements and Timing:** At a minimum of two days prior to the proposed beginning of construction activity for any of the approved structures, the results of the survey shall be reviewed and approved by P&D. This condition shall be printed on all final construction, grading, and building plans. **Monitoring:** P&D staff shall perform site inspections throughout the construction phase and receive the report from the P&D approved biologist.
6. **Storm Water BMPs.** To minimize pollutants impacting downstream waterbodies or habitat, the parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging outside of the area of development. In particular, BMPs should be carefully planned, installed, and maintained for the entire construction period and following rainy season along the eastern edge of the development and along the water/power line disturbance. BMPs should be designed to minimize additional impacts to native grasses and shrubs. Examples of BMPs that should be used including:

- a. Water bars and/or straw wattles placed perpendicular to the slope to direct water into relatively undisturbed adjacent habitat if rain is forecast and the site has loose, disturbed soils. It is anticipated that these devices would have to be removed and replaced periodically during the construction period if rain is forecast and would be removed entirely when the site is landscaped.
- b. Straw bales or silt fence installed to at downslope edge of the construction site to prevent runoff into adjacent native grasslands and scrub. These components should be placed upslope of native plant communities to prevent impacts to them by placement of BMPs.
- c. Stabilization of disturbed portions of the construction site including road slopes following grading and construction. Stabilization may include landscaping, mulching, placement of straw wattles, loose straw, or grass seed.

The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the landowner. The plans and a copy of the long-term maintenance program shall be submitted to P&D for review prior to issuance of each of the Coastal Development Permits. BMP 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 a year and retain proof of inspections. **PLAN REQUIREMENTS:** The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. **TIMING:** The plans and maintenance program shall be submitted to P&D for approval prior to issuance of each Coastal Development Permit. **MONITORING:** P&D compliance monitoring staff shall site inspect during construction and prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

7. **Bio-21 Use Natives.** Landscaping shall be with native plants and seed stock from locally obtained sources. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. **TIMING:** Landscaping shall be installed prior to Final Building Inspection Clearance. **MONITORING:** The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to final building inspection.
8. **Aest-10 Lighting.** The Owner/Applicant shall ensure that any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for

BAR approval and P&D staff approval incorporating these requirements and showing locations and height of all exterior lighting fixtures and including lighting “cut seats” for proposed fixtures. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff and BAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

9. NPDES-18 Storm Water Retention-Driveway Design. To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development and paved surfaces the Owner/Applicant shall use permeable materials for paved surfaces on-site and shall use one of the following driveway designs (where acceptable to County Fire): permeable surfaces, paving only under wheels, use of permeable surfaces for temporary or non-permanent parking areas. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

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

11. Bio-01b Tree Protection Plan – Construction Component. The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect oaks on-site. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

1. Fencing of all trees to be protected at least six feet outside the dripline with chain-link (or other material satisfactory to P&D) fencing at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
2. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
3. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
4. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.

5. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - a. Any trenching required within the dripline or sensitive root zone of any specimen.
 - b. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - c. Tree removal and trimming.
6. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.
7. The following are not permitted:
 - a. Any trenching within the dripline or sensitive root zone of any specimen.
 - b. Cutting any roots of one inch in diameter or greater.
 - c. Tree removal and trimming.
8. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING:** The Owner/Applicant shall comply with this measure prior to issuance of the appropriate CDP/CDH. Components shall be included on all plans prior to the issuance of CDP/CDH issuance. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

Cultural Resources

- 12. CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. 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 provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to CDP/CDH issuance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Fire Protection

13. Fire Department Requirements. The project shall comply with all requirements of the Fire Department Memoranda dated July 25, 2011 (main residence and guesthouse) and October 14, 2011 (agricultural employee dwelling) and, as follows:

Prior to Construction:

- a. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
- b. The access road from the main entry gate of the Hollister Ranch to this driveway intersection shall conform to the agreement dated May 29, 2009, between the Hollister Ranch Owners Association and the Santa Barbara County Fire Department. These improvements shall be installed and made serviceable prior to erection of combustible material.
 - i. A letter from a licensed Civil Engineer shall be required certifying compliance with the contract.
 - ii. Roadway plans shall require civil engineering design and certification.
 - iii. A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
- c. For the main residence and guesthouse: All access ways (public and private, road and driveways) shall be installed and made serviceable.
 - Access shall be as shown on plans received July 1, 2011.
 - Driveway shall have a minimum width of 12 feet.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end fire access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Any portion of the fire access exceeding 10 percent in slope shall be paved.
- d. For the agricultural employee dwelling: The driveway to this project shall conform to Santa Barbara County Fire Department Development Standard #1.
 - i. Driveway shall have a minimum width of 12 feet.
 - ii. Driveway plans may require civil engineering design and certification.
 - iii. Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - iv. Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.

- v. A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
- vi. Any portion of the access exceeding 10 percent in slope shall be paved.
- e. Cattle guards may be required for this project. Cattle guards shall conform to the following standards:
 - i. Cattle guards shall have a minimum HS-20 rated load-bearing capacity for roadways.
 - ii. Cattle guards shall have a minimum H-20 rated load bearing capacity for driveways.
 - iii. Cattle width shall be equal to approved roadway and driveway widths.
 - iv. All other aspects of cattle guard construction, including certification, shall conform to standards set forth by the Santa Barbara County Public Works Department, Road Division.
 - v. Plans shall be certified and stamped by a civil engineer as meeting all applicable standards for load bearing capacity and construction. Plans to be approved by the fire department prior to installation.
- f. A stored water fire protection system shall be installed and made serviceable. Plans for a stored water fire protection system shall be approved by the fire department. For the agricultural employee dwelling water storage shall be 2,500 gallons above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively. For the main residence and guesthouse water storage shall be 2,500 gallons per habitable structure above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.

Prior to Construction:

- g. An interior automatic fire sprinkler system shall be installed. Plans shall be approved by the fire department prior to installation.
- h. Propane tanks shall be installed per Chapter 38 of the California Fire Code.
- i. A recorded address is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.
- j. Building address numbers shall be posted as required by fire department.
- k. Access way entrance gates shall conform to fire department standards. Plans shall be approved by the fire department prior to installation.
- l. When access ways are gated, a fire department approved locking system shall be installed. Plans shall be approved by the fire department prior to installation.
- m. Payment of development impact fees is required. The fees shall be

computed on each new building, including non-habitable spaces. Fees will be calculated as follows: Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

14. Special Condition-Fuel Management Plan. Prior to issuance of each Coastal Development Permit, the applicant shall submit a Fuel Management Plan that includes the following components for the appropriate portion of the project (residence & guest house or employee dwelling):

- a. In order to reduce impacts to native vegetation relating to fire hazard reduction, all brushing shall be limited to a 30' radius from all proposed and existing structures. Maintenance related to creating defensible space will be limited to mowing the vegetation *without* any grading or application of herbicides. Specifically, the vegetation will be cut manually to approximately 4 to 6 inches in order to maintain the integrity of the existing vegetation including areas of purple needlegrass (a perennial grass) and other scattered native species. No purple needlegrass plants shall be removed.
- b. No Catalina mariposa lily plants shall be removed. Within Zone 1 and Zone 2 (described below) individuals of Catalina mariposa lily shall be protected and preserved. Locations of Catalina mariposa lily shall be mapped and shown on project plans including the fuel management plan, grading plan, landscape plan and overall site plan. Fencing shall be installed around Catalina mariposa lily plants prior to fuel management activities each year and shall be maintained until fuel clearance activities are complete.
- c. Trees and understory plantings shall be maintained in a succulent (well watered) condition and pruned of all dead growth.
- d. Zone 1 (0'-30'): Maintain a well irrigated defensible space within 30' of each building or structure. Single specimens of trees & other vegetation to be well spaced and pruned of all diseased, dead or dying material. Any tree, or portion thereof, to be removed that extends within 10 feet of the outlet of a chimney or stovepipe.
- e. Zone 2 (30'-100'): Shrub massings to be spaced (4x) the height of the shrub. Trees to have a 6 to 15 foot clearance to the lowest branches. Understory plantings below forested massings to be maintained less than 4" in height.

Plan Requirements and Timing: A Fire Protection Plan including components a-e above, shall be submitted to Planning and Development and the Fire Department for review and approval prior to CDP/CDH issuance. **Monitoring:** A site inspection shall be conducted by Fire and P&D personnel prior to occupancy clearance.

Geologic Processes

15. Geologic Protection Measures-Special. All development on-site (except the Agricultural Employee Dwelling and agricultural support structures) shall conform to the recommendations contained in the Preliminary Geologic Investigation prepared by Adam Simmons (February 22, 2012) and in the soils engineering report prepared by Pacific Materials Laboratory (December 29, 2011) prepared for the Hollister Ranch Lot 125 main

residence, guesthouse and retaining walls. Construction of the Agricultural Employee Dwelling and agricultural support structures shall comply with recommendations contained in the Engineering Geology and Slope Stability Investigation (Applied Geosolutions, July 2, 2010), the Preliminary Foundation Investigation (Pacific Materials Laboratory, December 6, 2010) and the Geotechnical Review Letter (Geodynamics, Inc., March 9, 2012) prepared for the Hollister Ranch Lot 125 Agricultural Employee Dwelling and agricultural support structures.

- 16. WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeding 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 immediately after completion of rough grading. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

Project Specific Conditions

- 17. Bio-20 Equipment Storage-Construction.** The Owner/Applicant shall designate one or more construction equipment filling and storage areas within the development area(s) 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 area(s) 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 including the area(s) of the site known to contain native grasslands as shown in the November, 2011 Entrix Biological Resources Report. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all site, grading and landscape plans and identify the location(s) of native grasses as shown in the November, 2011 Entrix Biological Resources Report. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

- 18. Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site daily. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources including the area(s) of the site known to contain native grasslands as shown in the November, 2011 Entrix Biological Resources Report. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all site, grading and landscape plans. **TIMING:** The Owner/Applicant shall install the area prior

to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

19. Bio-22 Fish and Game Fees. The Owner/Applicant shall provide Planning and Development with a check payable to the “County of Santa Barbara” within 10 days of project approval as required by California Fish and Game Code Section 711.4 for that Department’s review of the Mitigated Negative declaration associated with the project.

20. Holl-01 State Fees. Prior to issuance of either 11CDH-00000-00026 or 11CDP-00000-00045 whichever is first, the standard State fee of \$5,000 shall be paid to the State of California Coastal Conservancy in lieu of granting public access to the beach. A cashier's check shall be submitted to: California Coastal Conservancy, 1330 Broadway, Suite 1300, Oakland, CA 94612. Proof of payment shall be submitted to P&D.

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

1. 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.
2. Apply concrete, asphalt, and seal coat only during dry weather.
3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
4. 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.

22. BAR Required. The Owner/Applicant shall obtain Central Board of Architectural Review (CBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development AND SHALL CONFORM IN ALL RESPECTS TO PREVIOUS CBAR APPROVAL (11BAR-00000-00114). **Timing:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final CBAR approval prior to issuance of COASTAL DEVELOPMENT PERMIT. Grading plans, if required, shall be submitted to P&D concurrent with or prior to CBAR plan filing. **Monitoring:** The Owner/Applicant shall

demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved CBAR design and landscape plans prior to Final Building Inspection Clearance.

23. Construction Hours. The Owner /Applicant, all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:30 p.m., Monday through Friday. No construction shall occur on WEEKENDS OR State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. **Plan Requirements:** The Owner/Applicant shall provide and post signs stating these restrictions at construction site entries. **Timing:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **Monitoring:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

24. Rules-29 Other Dept Conditions. Compliance with Departmental letters as follows:

- a. Air Pollution Control District dated July 25, 2011
- b. Environmental Health Services Division dated August 1, 2012
- c. Flood Control District dated July 19, 2011 (no conditions)
- d. Fire Department dated July 25, 2011 (residence & guest house) & October 14, 2011 (employee dwelling)
- e. Parks Department date August 5, 2011 (no conditions)

25. 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 CDP/CDH 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 12NGD-00000-00006;”*

- 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.
- e. Prior to issuance of 11CDH-00000-00026 or 11CDP-00000-00045 whichever is first, pay Permit Compliance fees (currently \$1500) and submit one extra set of all plans (landscape, lighting, architectural, fuel management, etc.) for use by Permit Compliance staff.

26. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

27. Rules-28 NTPO Condition. A recorded Notice to Property Owner document is necessary to ensure that the proposed guesthouse shall be used only for its permitted uses. The property owner shall sign and record the document prior to CDH issuance.

28. Rules-02 Effective Date-Appealable to CCC. This CDH shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].

29. 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.

30. 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.

31. Rules-10 CDP Expiration-No CUP or DVP. The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Zoning Administrator. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is

shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.

- 32. 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 current 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 currently \$.10/SF for sprinklered structures and \$.20/SF for non-sprinklered structures. This is based on a project type of a single family dwelling. **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.
- 33. DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Parks DIMF amount is currently assessed at \$1,195. This is based on a project type a single family dwelling. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to final building inspection.
- 34. DIMF-24g DIMF Fees-Transportation.** 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 transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total DIMF amount for Transportation is assessed at \$2,047 per peak hour trip (PHT). This is based on a project type of a single family dwelling. **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to CDH issuance.



**Santa Barbara County
Air Pollution Control District**

July 25, 2011

Megan Lowery
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED
JUL 25 2011
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: APCD Comments on Olas de Alegria New SFD & Guesthouse, 11CDH-00000-00026

Dear Ms. Lowery:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of the construction of a 2,571 square foot (SF) main residence, the conversion-modification of an existing barn to an 800 square foot (SF) guesthouse, and installation of two 5,000 gallon water tanks. Grading associated with this project consists of 1,425 cubic yards of cut and 1,425 cubic yards of fill. Existing structures on the property include the 864 SF barn and a 15,000 gallon water tank. The subject property, a 106.09-acre parcel zoned A-II-320 and identified in the Assessor Parcel Map Book as APN 083-700-021, is located at Lot 125 in Hollister Ranch in the incorporated Gaviota area.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
4. Advisory: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For additional information regarding asbestos in construction, please refer to APCD's website at www.sbcapcd.org/biz/asbestos.htm.
5. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits

Terence E. Dressler • Air Pollution Control Officer

prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

6. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)

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

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at cvw@sbcapcd.org.

Sincerely,



Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Thomas Dillon Schaefer APLC
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

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

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



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

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

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

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

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

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

Santa Barbara County
PUBLIC Health
DEPARTMENT

Environmental Health Services

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

Takashi M. Wada, MD, MPH *Director/Health Officer*
Anne M. Fearon *Deputy Director*
Suzanne Jacobson, CPA *Chief Financial Officer*
Michelle Micklewicz, MPH *Deputy Director*
Elizabeth Snyder, MHA *Deputy Director*

Susan Klein-Rothschild, *Interim Director of Environmental Health*

TO: Errin Briggs, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: August 1, 2012

SUBJECT: Case No. 11CUP-00000-00022/11CDH-00000-00026

Gaviota Area

Applicant: Thomas & Juliana Schaeffer; Karen Blumenshine
c/o Laurel Fisher-Perez
1029 Santa Barbara St.
Santa Barbara, CA. 93101

Property Location: Assessor's Parcel No. 083-700-021, zoned AG-II-320, located on Parcel 125 of the Hollister Ranch.

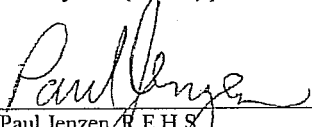
Case No. 11CDH-00000-00026 represents a request to allow construction of a 3,101 square foot residence, 376 square foot garage with attached 563 square foot storage area, conversion of an existing barn into an 800 square foot guesthouse and; Case No. 11CUP-00000-00022 to allow use of a 1,658 sq. ft. agriculture employee dwelling with 720 sq. ft. attached garage.

Domestic water supply is proposed to be provided by the Alegria Mutual Water Company. The applicant has already provided a written commitment from the Alegria Mutual Water Company for domestic water. No further information regarding domestic water is needed by Environmental Health Services.

Sewage disposal is proposed to be provided by an onsite wastewater treatment system. The applicant has already applied for the required onsite wastewater treatment system permits which will need to be approved by Environmental Health Services.

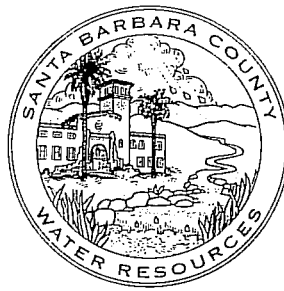
Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance and a Coastal Development Permit, an application for an onsite wastewater treatments system (OWTS) permit shall be reviewed and approved by Environmental Health Services.


Paul Jenzen, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
Agent, Laurel Fisher-Perez, SEPPS
Alegria Mutual Water Company
Mark Matson, Planning & Development Dept, Building Div., Santa Maria
Marilyn Merrifield, Environmental Health Services

LU-5136



Santa Barbara County Public Works Department
Flood Control & Water Agency

July 19, 2011

Errin Briggs
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101


**Re: 11CDH-00000-00026; Olas de Alegria New SFD
APN: 083-700-021; Santa Barbara**

Dear Mr. Errin Briggs:

The Flood Control District has no conditions on the above referenced project.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION
DISTRICT

By: 
Nick Bruckbauer
Development Review Engineer

Cc: Olas de Alegria, c/o Thomas and Juliana Schaefer, 1445 Hymettus Ave., Encinitas, CA 92024
Thomas Dillion Schaefer APLC, 2033 San Elijo Ave. #595, Cardiff by the Sea, CA 92007
Isaman Design Inc., 1789 Santa Barbara St., San Luis Obispo, CA 93401

APPROVED
JUL 19 2011
S.B. COUNTY
PLANNING & DEVELOPMENT

Memorandum

DATE: July 25, 2011

TO: Petra Leyva
Planning and Development
Santa Barbara

FROM: Dwight Pepin, Captain
Fire Department

SUBJECT: APN: 083-700-021; Permit 11CDH-00026
Site: Hollister Ranch, #125, Gaviota
Project: New Single Family Dwelling and Barn Conversion to Guest House



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

GENERAL NOTICE

1. A Fire Protection Certificate will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
4. The access road from the main entry gate of the Hollister Ranch to this driveway intersection shall conform to the agreement dated May 29, 2009, between the Hollister Ranch Owners Association and the Santa Barbara County Fire Department. These improvements shall be installed and made serviceable prior to erection of combustible material.
 - A letter from a licensed Civil Engineer shall be required certifying compliance with the contract.
 - Roadway plans shall require civil engineering design and certification.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
6. Cattle guards may be required for this project. Cattle guards shall conform to the following standards:
 - Cattle guards shall have a minimum HS-20 rated load-bearing capacity for roadways.
 - Cattle guards shall have a minimum H-20 rated load bearing capacity for driveways.
 - Cattle width shall be equal to approved roadway and driveway widths.
 - All other aspects of cattle guard construction, including certification, shall conform to standards set forth by the Santa Barbara County Public Works Department, Road Division.

- Plans shall be certified and stamped by a civil engineer as meeting all applicable standards for load bearing capacity and construction. Plans to be approved by the fire department prior to installation.
8. All access ways (public and private, road and driveways) shall be installed and made serviceable.
 - Access shall be as shown on plans received July 1, 2011.
 - Driveway shall have a minimum width of 12 feet.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Any portion of the access exceeding 10 percent in slope shall be paved.
 8. A stored water fire protection system shall be installed and made serviceable. Plans for a stored water fire protection system shall be approved by the fire department. Water storage shall be 2500 gallons per habitable structure above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

9. An interior automatic fire sprinkler system shall be installed in the new single family dwelling and the barn converted to a guest house. Plans shall be approved by the fire department prior to installation.
10. Propane tanks shall be installed per Chapter 38 of the California Fire Code.
11. A recorded address is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.

12. Building address numbers shall be posted as required by fire department.
13. Access way entrance gates shall conform to fire department standards. Plans shall be approved by the fire department prior to installation.
14. When access ways are gated, a fire department approved locking system shall be installed. Plans shall be approved by the fire department prior to installation.
15. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.
Fees will be calculated as follows:
 - Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

ADVISORY

16. Applicable fire department development standards will apply at time of Fire Protection Certificate Application submittal for construction.

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

As always, if you have any questions or require further information, please call 805-681-5523 or 805-681-5500.

BH:mkb



Brian Roney

Interim Director of Parks
(805) 568-2461

John Jayasinghe

Interim Deputy Director
(805) 568-2461

Nicole Koon, MPA, PMP

Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP

Capital Projects Manager
(805) 568-2470

Park Administration

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

**North County
Park Operations**

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

**South County
Park Operations**

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

**Cachuma Lake
Recreation Area**

2225 Hwy 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

Reservations

South County: (805) 568-2465

North County: (805) 934-6211

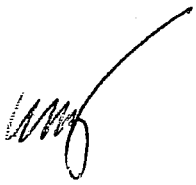
Cachuma: (805) 686-5050

Jalama: (805) 934-6211

www.SBParks.org
contact@SBParks.org

Equal Opportunity Employer

TO: Nicole Lieu, Planner
Development Review
Planning and Development

FROM: Claude Garciacelay, Park Planner 

DATE: August 5, 2011

RE: **11CUP-022 Olas de Alegria Employee Dwelling
APN 083-700-021**

County Parks has no conditions of approval of the above referenced case(s).

CC:

RECEIVED
AUG 05 2011
S.B. COUNTY
PLANNING & DEVELOPMENT