

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



F9b

A-4-STB-21-0027 (COLEMAN)

June 11, 2021

EXHIBITS

Table of Contents

EXHIBIT 1 - VICINITY MAP	2
EXHIBIT 2 - PARCEL AERIAL	3
EXHIBIT 3 - PROJECT PLANS	4
EXHIBIT 4 - FINAL LOCAL ACTION NOTICE.....	11
EXHIBIT 5 - APPEAL FORM	55

Appeal No. A-4-STB-21-0027
Exhibit 1
Vicinity Map



Google Earth

Image © 2021 TerraMetrics
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Charles Hilton
ARCHITECTS

TWO TREES ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO TREES ARCHITECT.

PRELIMINARY
NOT FOR
CONSTRUCTION

COLEMAN RESIDENCE
607 Sand Point Road
Carpinteria, CA 93013
004-098-006

1701

DATE ISSUED:

10 MAY 2018

27 AUGUST 2018

25 SEPTEMBER 2018

6 NOVEMBER 2018

18 MARCH 2019

22 MAY 2019

6 AUGUST 2019

9 APRIL 2020

1 OCTOBER 2020

T1

16

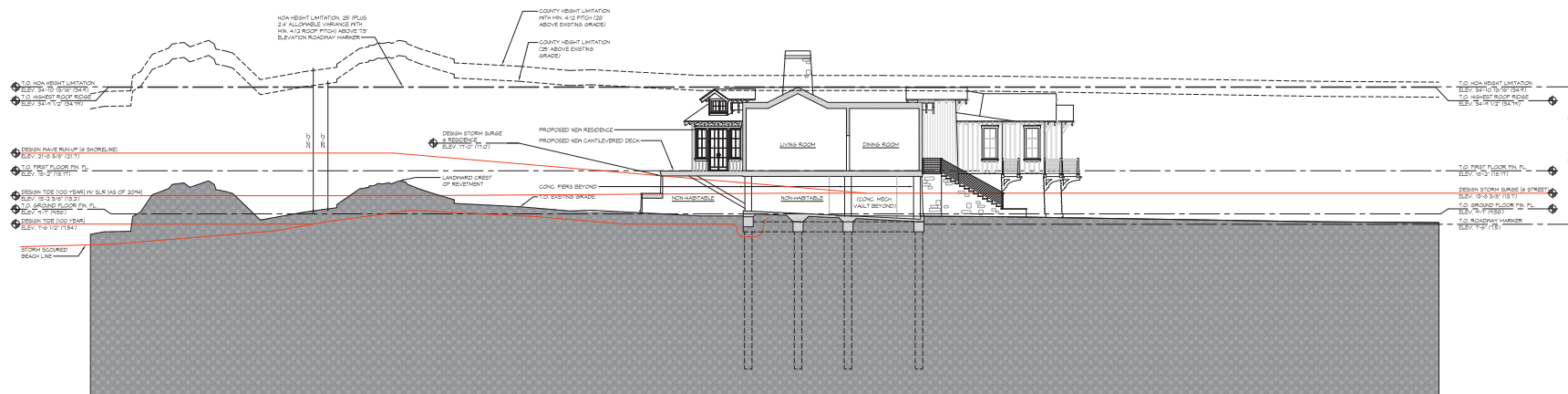


CONCEPTUAL HAND-SKETCH PERSPECTIVE VIEW

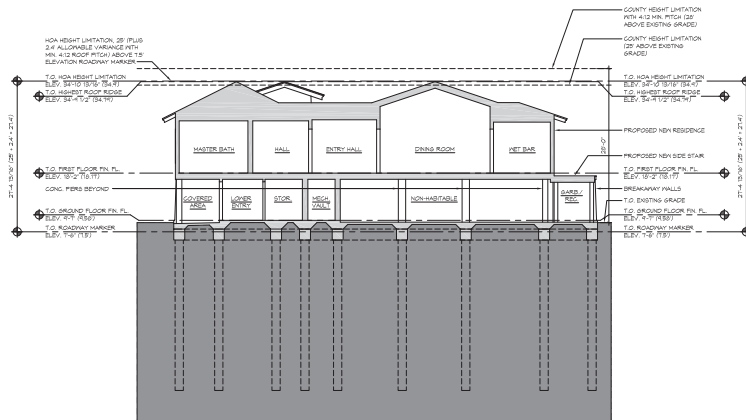


CONCEPTUAL 3D PERSPECTIVE VIEW FROM SEA WALL

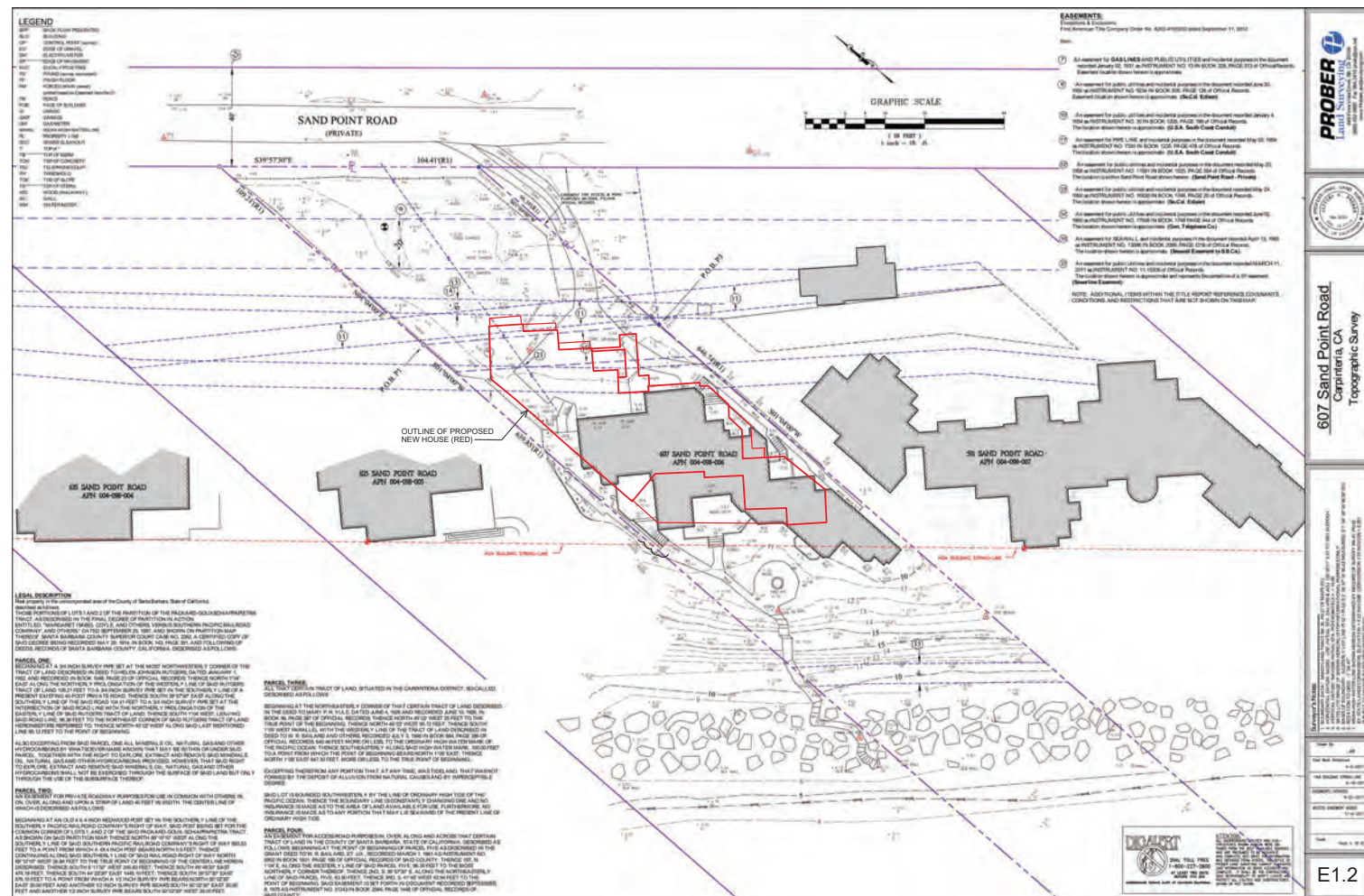
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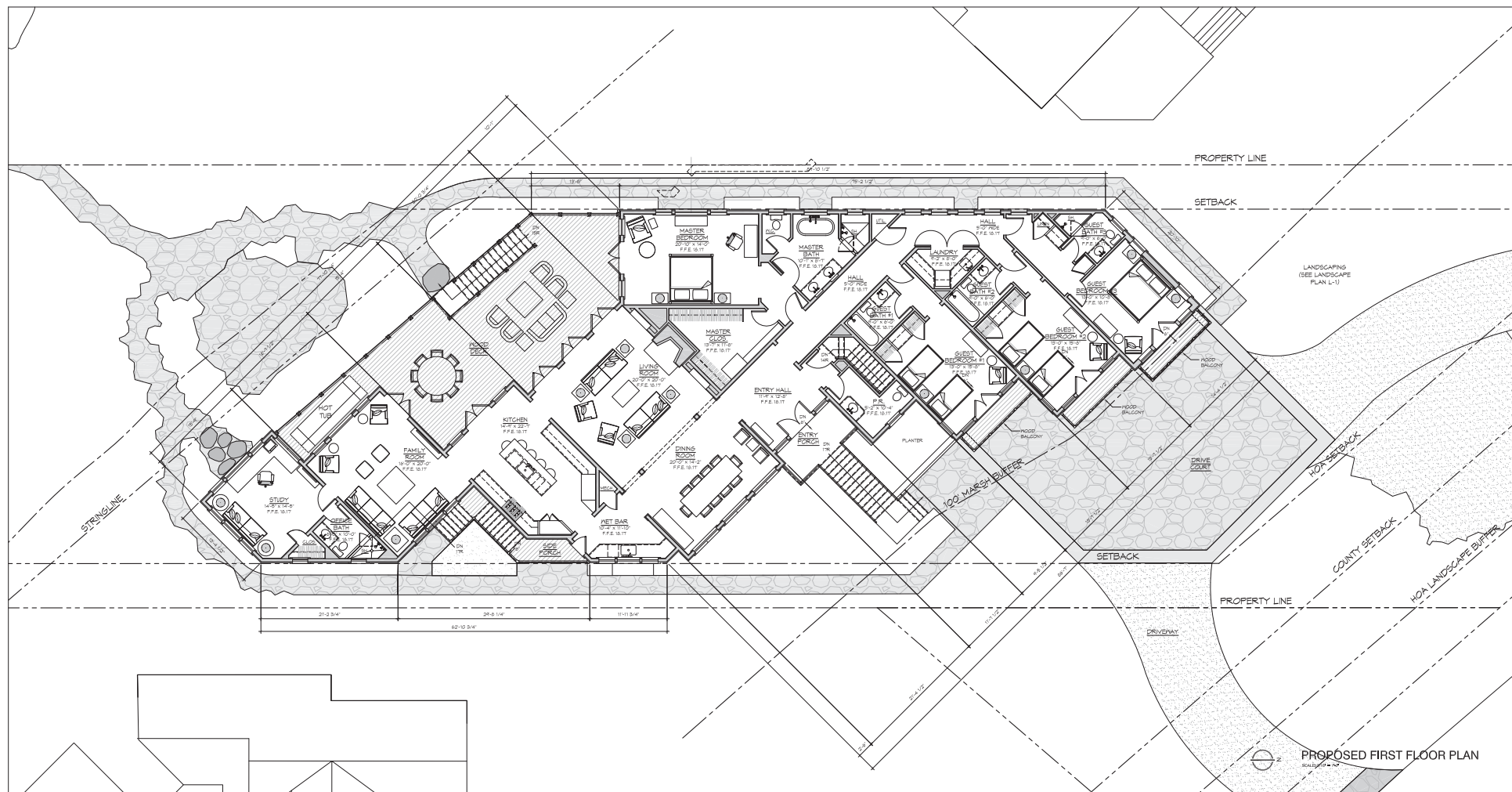


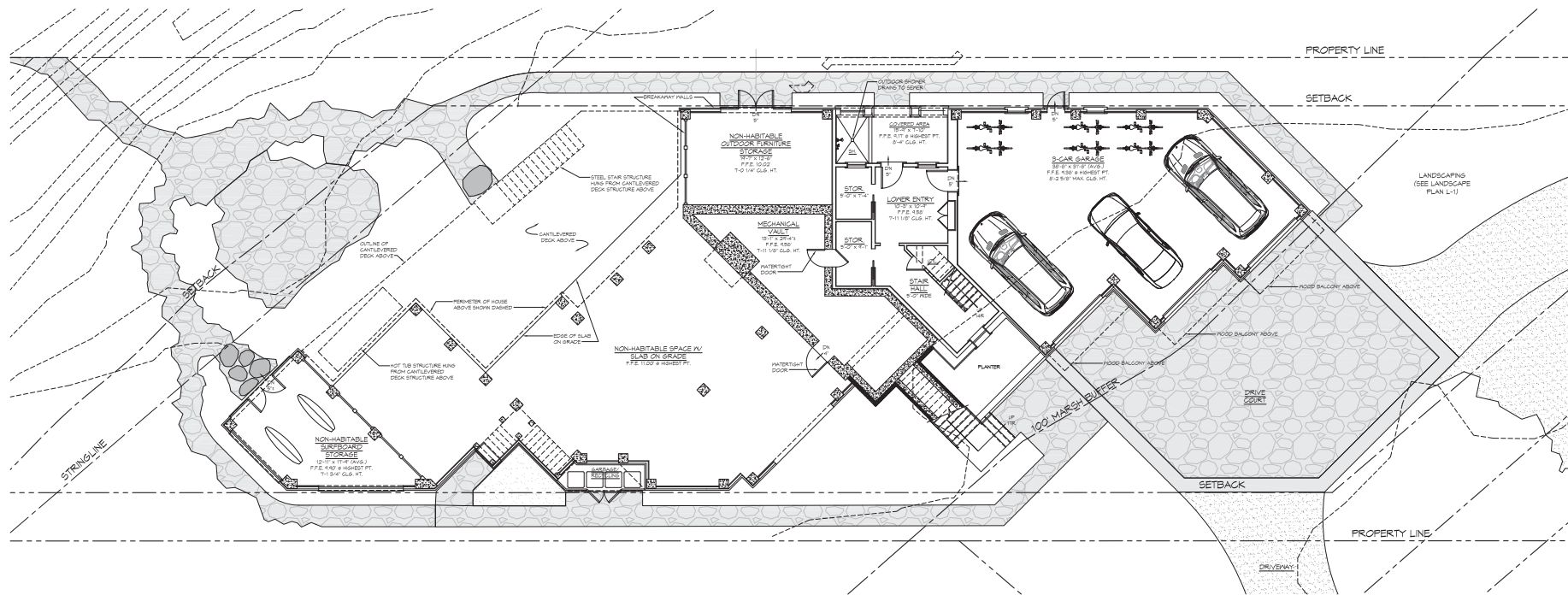
SITE SECTION 'A'
SCALE: 1/8" = 1'-0"



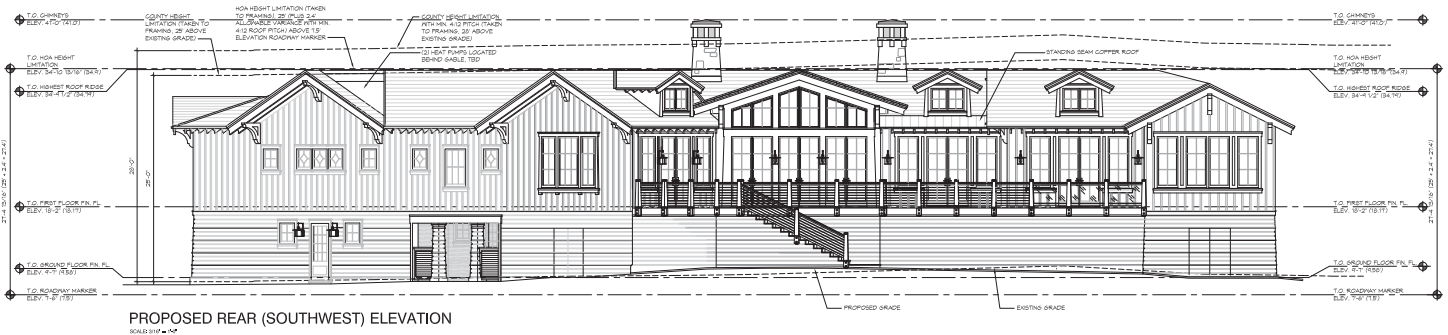
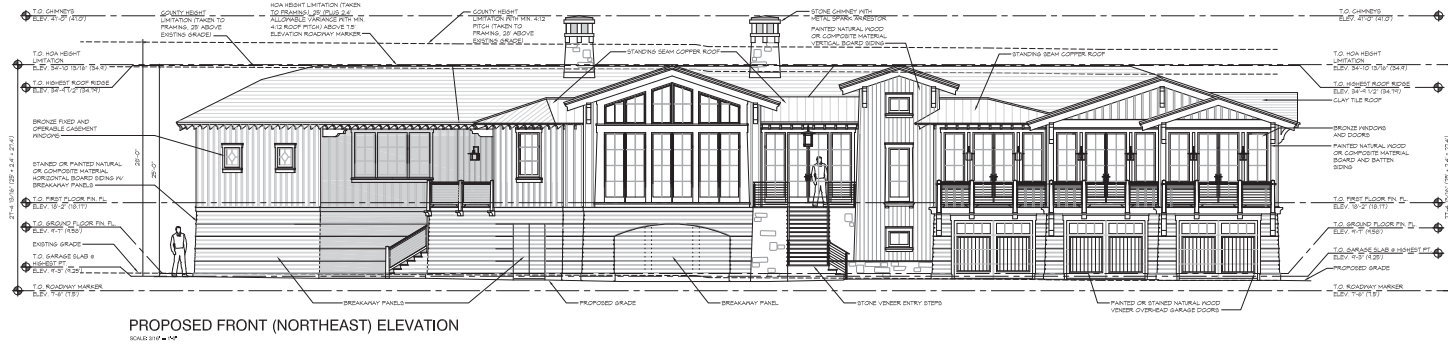
SITE SECTION 'B'
SCALE: 1/8" = 1'-0"







PROPOSED NON-HABITABLE STORAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"



PAINTED NATURAL
WOOD OR COMPOSITE
MATERIAL BOARD AND
BATTEN SIDING



BRONZE DOORS AND FIXED AND
OPERABLE CASEMENT WINDOWS



CLAY TILE ROOF



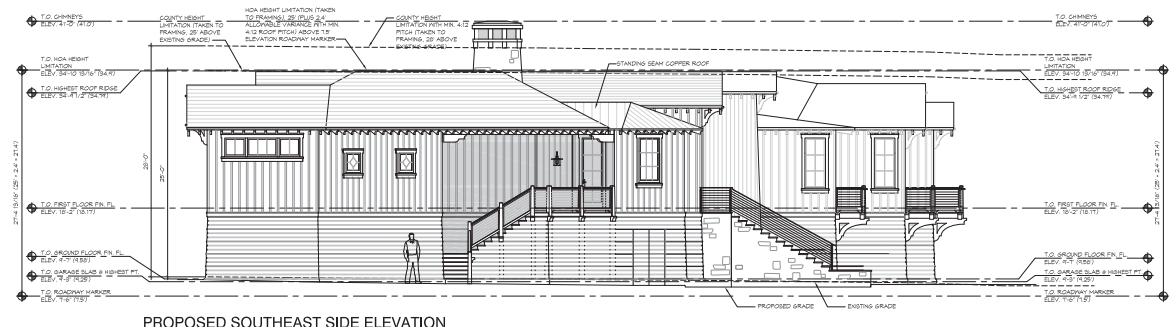
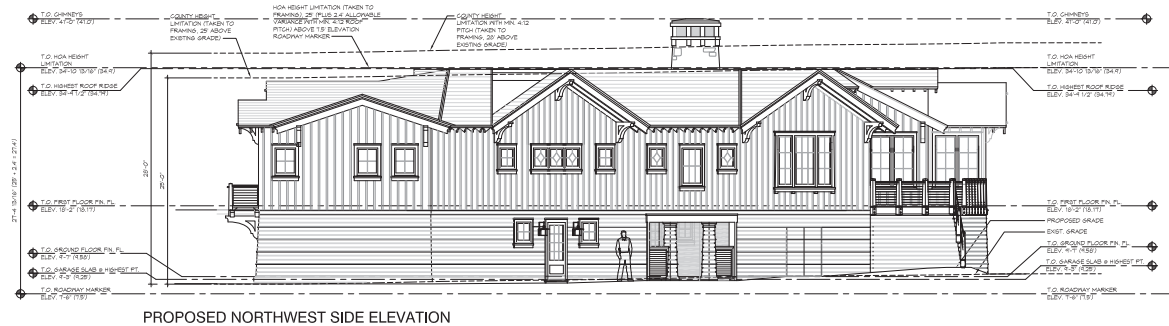
STAINED OR PAINTED NATURAL
OR COMPOSITE MATERIAL
HORIZONTAL BOARD SIDING



COPPER STANDING
SEAM ROOF



SANTA BARBARA
SANDSTONE VENEER FRONT
ENTRY STEPS AND CHIMNEYS



TWO TREES
ARCHITECT



Charles Hilton
ARCHITECTS
1000 Broadway
San Francisco, CA 94107

ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

COLEMAN RESIDENCE
807 Sand Point Road
Carpinteria, CA 93013
004-098-006

10 MAY 2018
12 JULY 2018
25 SEPTEMBER 2018
6 NOVEMBER 2018
13 FEBRUARY 2019
15 MARCH 2019
1 OCTOBER 2020

A2.2

16



County of Santa Barbara Planning and Development

Lisa Plowman, Director
Jeff Wilson, Assistant Director
Steve Mason, Assistant Director

NOTICE OF FINAL ACTION

March 19, 2021

CALIFORNIA COASTAL COMMISSION
STEVE HUDSON, DISTRICT DIRECTOR
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001

Received

MAR 22 2021 - DG

California Coastal Commission
South Central Coast District

Dear Mr. Hudson:

On 3/8/2021, Santa Barbara County took final action on the development described below:

[X] Appealable Coastal Development Permit - 18CDH-00000-00013

Project Applicant:

JENNIFER SIEMENS

PO BOX 591

SUMMERLAND, CA 93067

Property Owner:

COLEMAN, TIMOTHY R

16 HIGHGATE RD

RIVERSIDE, CT 06878

Project Description:

The project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,287 gross square foot residence with a 1,283 gross square foot understory garage and 1,600 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. The upper level habitable portion of the dwelling would be constructed at 18.17' NAVD88 finished floor elevation. Construction of the new dwelling would also include 1,141 square feet of uncovered decking (with spa) and stairs, a renovated driveway, and new hardscaping and landscaping. Grading would include 250 cubic yards of cut, 155 cubic yards of fill and 95 cubic yards of export.

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 1 of 44

3/18/2021

Page 2 of 2

Location: The project involves APN 004-098-006, located at 607 SAND POINT RD, CARPINTERIA, CA 93013, Santa Barbara County, California.

Coastal Commission Appeal Procedure:

The receipt of this letter and the attached materials start the 10 working day Coastal Commission appeal period during which the County's final action on this Coastal Development Permit may be appealed to the Coastal Commission. Appeals must be in writing and must be submitted to the appropriate Coastal Commission district office on the appropriate form and with the required filing fee. See the following for further information:

<http://www.coastal.ca.gov/cdp/cdp-forms.html>

Please contact Ciara Ristig at (805) 568-2077 or via email at cristig@co.santa-barbara.ca.us if you have any questions regarding the County's action or this notice.



3/19/21

Ciara Ristig, Project Planner, March 19, 2021

Attachments:

Signed Final Action Letter (including Findings and Conditions of Approval)

Coastal Development Permit including conditions of approval

ZA Staff Report:

(<https://cosantabarbara.app.box.com/s/cxomnkxzl8wgay13pk46zv8pygaks8/folder/132215112257>)

xc: case file
Applicant
Hearing Support

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 2 of 44



COURT HOUSE

COUNTY OF SANTA BARBARA CALIFORNIA

ZONING ADMINISTRATOR

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000

March 11, 2021

Jennier Siemens
Siemens Planning
P.O. Box 591
Summerland, CA 93067

ZONING ADMINISTRATOR
HEARING OF MARCH 8, 2021

RE: Coleman new Single Family Dwelling Demo/Rebuild, 18CDH-00000-00013 & 20NGD-00000-00005

Hearing on the request of Jennifer Siemens, agent for the owner, Tim and Allison Coleman, to consider Case No. 18CDH-00000-00013 [application filed on May 15, 2018] for a Coastal Development Permit with Hearing under Section 35-169 of Article II, the Coastal Zoning Ordinance, to allow for demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage, and for the construction of a 4,287 gross square foot residence, 1,283 gross square foot understory garage, and 1,600 gross square feet of enclosed understory storage; and to adopt the Revised Final Mitigated Negative Declaration (MND) (20NGD-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: air quality, biological resources, geologic processes, noise, and water resources/flooding. The MND and all document may be reviewed online at <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186>. The application involves APN 004-098-006, located at 607 Sand Point Road in the Carpinteria area, First Supervisorial District.

Dear Ms. Siemens:

At the regular hearing of the Santa Barbara County Zoning Administrator on March 8, 2021, Case No. 18CDH-00000-00013 & 20NGD-00000-00005 marked "Officially Accepted, County of Santa Barbara March 2021, Zoning Administrator Attachments A-F" was conditionally approved, based upon the project's consistency with the Comprehensive Plan including the Coastal Land Use Plan and based on the ability to make the required findings. The Zoning Administrator also took the following action:

1. Made the required findings for the project as specified in Attachment A of the staff report dated February 22, 2021, including CEQA findings and as revised at the Hearing of March 8, 2021;

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 3 of 44

2. Adopt the Revised Final Mitigated Negative Declaration (20NGD-00000-00005), included as Attachment C of the staff report dated March 8, 2021, and adopt the mitigation monitoring program contained in the Conditions of Approval included as Attachment B of the staff report dated February 22, 2021; and
3. Approved the project (Case No. 18CDH-00000-00013) subject to the Conditions of Approval included as Attachment B of the staff report dated February 22, 2021.

The Findings, Coastal Development Permit, and the Conditions of Approval reflect the action of the Zoning Administrator and are included in this letter as Attachment A and Attachment B.

REVISION TO ATTACHMENT A, FINDING 2.1: Findings required for all Coastal Development Permits

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

The Zoning Administrator can make this finding because adequate services and resources are available to serve the proposed development. As discussed in Section 5.3 of the staff report, dated February 19, 2021, and incorporated herein by reference, the Carpinteria Valley Water District, Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District would serve the subject lot. The Carpinteria Valley Water District issued an Intent to Serve Letter, dated ~~July 25, 2019~~ March 5, 2021, providing a statement of service to the proposed development under current rules and regulations. The Carpinteria Sanitary District has issued a Can and Will Serve letter, dated June 14, 2018, providing a statement of service for sanitary service for the proposed development under current rules and regulations. Access to the project site would continue to be provided off of Sand Point Road. The proposed project would not increase traffic and surrounding roads are adequate to serve the proposed development.

- The action of the Zoning Administrator to approve, conditionally approve, or deny the project may be appealed to the Planning Commission by the applicant, or an aggrieved person, as defined under Section 35-58 of the Coastal Zoning Ordinance, adversely affected by the decision within the 10 calendar days following the date of action by the Zoning Administrator.
- An appeal, which shall be in writing, shall be filed with the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to expiration of the appeal period specified above.
- This project is defined as development that may be appealed to the Coastal Commission in compliance with Public Resources Code Section 30603(a), therefore a fee is not required to file the appeal.
- Please be advised that if a local appeal is filed, the final action on the appeal by the Board of Supervisors to approve or conditionally approve the project may be appealed to the California Coastal Commission.

- **Local appeal period expires on Thursday, March 18, 2021 at 5:00 P.M.**

Sincerely,



Digitally signed by Linda Liu
DN: cn=Linda Liu, o=County of Santa Barbara, ou=Planning
and Development, email=lliu@co.santa-barbara.ca.us, c=US
Date: 2021.03.15 13:22:09 -07'00'

Linda Liu
Zoning Administrator

xc: Case File: 18CDH-00000-00013, 20NGD-00000-00005
Hearing Support Zoning Administrator File
Owner: Tim & Allison Coleman, 607 Sand Point Road, Carpinteria, CA 93013
Steve Hudson, California Coastal Commission, 89 South California St., Ste 200, Ventura, CA 93001
County Surveyor's Office
Supervisor: Das Williams, First District Supervisor
Planner: Ciara Ristig

Attachments: **Attachment A – Findings**
 Attachment B– Conditions of Approval

LL:sf

ATTACHMENT A: FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

1.1 MITIGATED NEGATIVE DECLARATION, CASE NO. 20NGD-00000-00005

1.1.1 CONSIDERATION OF THE MITIGATED NEGATIVE DECLARATION AND FULL DISCLOSURE

The Zoning Administrator has considered the Mitigated Negative Declaration (MND), Case No. 20NGD-00000-00005, for the proposed Coleman SFD Demo Rebuild, together with the comments received and considered during the public review process. The MND reflects the independent judgment and analysis of the Zoning Administrator and has been completed in compliance with the California Environmental Quality Act (CEQA), and is adequate for this proposal.

1.1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the MND and any comments received, the Zoning Administrator finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Zoning Administrator of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

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

The Zoning Administrator can make this finding because adequate services and resources are available to serve the proposed development. As discussed in Section 5.3 of the staff report, dated February 19, 2021, and incorporated herein by reference, the Carpinteria Valley Water District, Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District would serve the subject lot. The Carpinteria Valley Water District issued an Intent to Serve Letter, dated March 5, 2021, providing a statement of service to the proposed development under current rules and regulations. The Carpinteria Sanitary District has issued a Can and Will Serve letter, dated June 14, 2018, providing a statement of service for sanitary service for the proposed development under current rules and regulations. Access to the project site would continue to be provided off of Sand Point Road. The proposed project would not increase traffic and surrounding roads are adequate to serve the proposed development.

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

1. *The proposed development conforms:*
 - a. *To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;*
 - b. *With the applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 35-161 (Nonconforming Use of Land, Buildings and Structures).*

The Zoning Administrator can make this finding because the proposed development, as conditioned, conforms to all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and also conforms to all applicable provisions of Article II, the Coastal Zoning Ordinance, as discussed in Section 5.3 of the Staff Report, dated February 19, 2021 and incorporated herein by reference. Specifically, the project conforms to the required wetland setback, 10-R-1 zoning setbacks, height requirements, would not impact ESH or sensitive plant and animal species, and has been designed to withstand coastal and flood hazards over the 75-year design life of the structure assuming the absence of the existing revetments.

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

The Zoning Administrator can make this finding because the proposed project is located on a legal lot of record as demonstrated by the recordation of the subject parcel in the Record of Survey Book 39 Page 27, dated October 23, 1957 and by Land Use Rider #24,738, which permitted the existing single-family dwelling.

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

The Zoning Administrator can make this finding because, as discussed in Section 5.4 of the Staff Report, dated February 19, 2021 and incorporated herein by reference, the subject property and proposed project are in full compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks, and all other applicable provisions of Article II, Coastal Zoning Ordinance for the R-1/ E-1 zone district. The 25 foot 7 inch tall residence would comply with the R-1 zone district height limit given that the structure utilizes a 4:12 roof pitch, which allows for an additional 3-foot height allowance beyond the 25-foot limit per Article II Section 35-127.A.3.b. There are no zoning or building violations recorded against the subject parcel. All processing fees have been paid to date.

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

The Zoning Administrator can make this finding because the project will not significantly obstruct public views from any public road or from a public recreation area to, or along the coast. As discussed in Section 5.3 of the staff report, dated February 19, 2021, and Section 5.1 of the Proposed Final Mitigated Negative Declaration (Attachment C to the Staff Report dated February 19, 2021), and incorporated herein by reference, the new dwelling would be located off of private Sand Point Road with views of the project site primarily limited to neighboring properties. As demonstrated in the Visual Resources Analysis attached to the Proposed Final Mitigated Negative Declaration, public vantage points along the north side of the Carpinteria Salt Marsh, including Highway 101 and UPRR, provide minimal visibility of the proposed dwelling, and the proposed residence would not significantly disrupt public views. Ocean views are generally not visible over the Sand Point Road community due to the existing vegetation, development and intervening topography. As a result, the proposed residence would not significantly obstruct public views of the coast. The dwelling's proposed height complies with the applicable 28-foot height limit when utilizing a roof pitch of 4:12 or greater. The proposed residence would continue the pattern of existing residential development along the beach and would not significantly obstruct views of the mountain backdrop from the beach area along Sand Point Road, as the dwelling would be set back sufficiently from the beach to allow views of the mountains and sky. The proposed dwelling would also be set back sufficiently from the beach, as to not obstruct public views along the coast.

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

The Zoning Administrator can make this finding because the proposed development is compatible with the physical scale of the area. The subject parcel is located within a developed single-family residential neighborhood and proposes to replace the dwelling on previously developed lot. As discussed in Section 5.3 of the staff report, dated February 19, 2021, and Section 5.1 of the Proposed Final Mitigated Negative Declaration (Attachment C to the Staff Report dated February 19, 2021), and incorporated herein by reference, the proposed residence would be compatible with the surrounding development in terms of size, height, and architectural style. Homes along the Sand Point Road community range widely in size from a 1,530 square foot home built in 1958 (775 Sand Point Road) to a 7,043 square foot home built in 2003 (591 Sand Point Road). The proposed habitable portion of the dwelling would be expanded by 739 gross square feet (3,548 s.f. existing / 4,287 s.f. proposed) and the non-habitable lower portion of the dwelling would be expanded by 2,157 gross square feet (726 s.f. existing / 2,883 s.f. proposed), which is well within the range of home size values found in the Sand Point Road community. The proposed project would continue the pattern of single family dwellings with two story components located on their north elevations and raised finished floors for the dwelling's habitable area. Online aerial imagery of Sand Point Road accessible via the California Coastal Records project indicates that approximately ten residences have no understory, nine residences have partial understories, and six residences include a two story element. The majority of the expansion from the existing dwelling's mass would occur on the lower non-habitable level; inclusion of which is driven by the required 18.17' NAVD88 finished floor elevation. As such, the project would not result in a significant change in project's footprint or location on the lot. The project will also require final review and approval by the SBAR prior to issuance of the Coastal Development Permit, which also reviews a project's neighborhood compatibility.

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

The Zoning Administrator can make this finding because the proposed project does not impact public access to the beach along this area of the coast, since the project site is not immediately adjacent to any existing public access points to the ocean. The project will not impede lateral access along the beach given that no expansion of the dwelling's south elevation is proposed. Moreover, public access to the beach is available approximately 4,000 feet west of the project site along Santa Clause Lane.

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

COASTAL DEVELOPMENT PERMIT NO.: 18CDH-00000-00013

Project Name: COLEMAN DEMO REBUILD
Project Address: 607 SAND POINT RD, CARPINTERIA, CA 93013
A.P.N.: 004-098-006
Zone: 10-R-1

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

APPROVAL DATE: 3/8/2021
LOCAL APPEAL PERIOD BEGINS: 3/9/2021
LOCAL APPEAL PERIOD ENDS: 3/18/2021

APPEALS:

1. The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant, owner, or any aggrieved person. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either. The appeal must be filed in writing and submitted in person to the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to 5:00 p.m. on or before the date that the local appeal period ends as identified above (Article II Section 35-182).
2. Final action by the County on this permit may be appealed to the California Coastal Commission; therefore payment of a fee is not required to file an appeal of the approval of this Coastal Development Permit.

PROJECT DESCRIPTION SUMMARY: The project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,287 gross square foot residence with a 1,283 gross square foot understory garage and 1,600 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. The upper level habitable portion of the dwelling would be constructed at 18.17' NAVD88 finished floor elevation. Construction of the new dwelling would also include 1,141 square feet of uncovered decking (with spa) and stairs, a renovated driveway, and new hardscaping and landscaping. Grading would include 250 cubic yards of cut, 155 cubic yards of fill and 95 cubic yards of export. To receive additional information regarding this project and/or to view the application and/or plans, please contact Ciara Ristig at 123 East Anapamu Street, Santa Barbara, by email (cristig@co.santa-barbara.ca.us), or by phone ((805) 568-2077).

PROJECT SPECIFIC CONDITIONS: See Attachment A.

ASSOCIATED CASE NUMBERS: 18BAR-00000-00060; 20NGD-00000-00005

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

1. **Notice.** Notice of this project shall be posted on the project site by the applicant utilizing the language and form of the notice provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar days following action on the permit, including an action on any appeal of this permit (Article II Section 35-181). The *Proof of Posting of Notice on Project Site* shall be signed and returned to the Planning and Development Department prior the issuance of the permit.

2. **Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.
3. **Design Review.** If required, the project has been granted final approval by the appropriate Board of Architectural Review (BAR), and an appeal of that final approval has not been filed.
4. **Appeals.** An appeal of the approval of this permit, or an appeal of the final approval by the BAR, has not been filed with the County, and an appeal of the approval of this permit has not filed with the Coastal Commission within the 10 working days following the receipt of the County's Notice of Final Action on the project by the Coastal Commission. If an appeal has been filed then the permit shall not be issued until final action on the appeal(s) has occurred, including appeals filed with the Coastal Commission, which has the effect of upholding the approval of this permit, and, if applicable, the final approval by the BAR.
5. **Other approvals.** Any other necessary approvals required prior to issuance of this Coastal Development Permit have been granted.

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


1. The approval of this permit shall expire either 12 months from the effective date of the permit or other period allowed in compliance with an approved Time Extension, and shall be considered void and of no further effect unless the permit is either issued within the applicable period in compliance with the terms indicated above or a valid application for a Time Extension is submitted prior to the expiration of this 12 month period and is subsequently approved (Article II Section 35-169).
2. This permit shall expire two years from the date of issuance and be considered void and of no further effect unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two year period and is subsequently approved (Article II Section 35-169).
3. The effective date of this permit shall be (a) the day following the close of any applicable appeal period, including an appeal to the Coastal Commission, provided an appeal is not filed, or (b) if appealed, the date of final action on the appeal, including an appeal to the Coastal Commission, which has the effect of upholding the approval (Article II Section 35-57B).

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

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

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

Coastal Development Permit Approval By:



Digitally signed by Linda Liu
 DN: cn=Linda Liu, o=County of Santa Barbara, ou=Planning
 and Development, email=liliu@co.santa-barbara.ca.us, c=US
 Date: 2021.03.15 13:23:12 -0700

03/08/2021

Zoning Administrator

Date

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

Planning and Development Department Issuance By:

Planner

Date

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 11 of 44

COLEMAN DEMO REBUILD
18CDH-00000-00013
Page A - 1

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits from the 3/8/2021 Zoning Administrator hearing, 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 project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,287 gross square foot residence with a 1,283 gross square foot understory garage and 1,600 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. The upper level habitable portion of the dwelling would be constructed at 18.17' NAVD88 finished floor elevation. Construction of the new dwelling would also include 1,141 square feet of uncovered decking (with spa) and stairs, a renovated driveway, new hardscaping and landscaping. Grading would include 250 cubic yards of cut, 155 cubic yards of fill and 95 cubic yards of export. The parcel is served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided off of Sand Point Road. The property is a 1.2-acre parcel zoned 10-R-1. The property is shown as Assessor's Parcel Number (APN) 004-098-006, located at 607 Sand Point Road in the Carpinteria area, First 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-01 Project Description Part 2:** No Future Shoreline Protective Device for Residence:

As proposed by Permittee:

A. By acceptance of this permit, the Permittee agrees, on behalf of itself and all successors and assigns, that no new shoreline protective device[s] shall ever be constructed by the Permittee on the Property to protect the development approved by this coastal development permit (18CDH-00000-00013) in the event that the development approved by this coastal development permit is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, or sea level rise in the future.

B. By acceptance of this permit, the Permittee agrees, on behalf of itself and all successors and assigns, that the Permittee shall remove certain structures authorized by this coastal development permit (18CDH-00000-00013), if (1) any government agency with legal jurisdiction has issued a final order, after any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy due to damage or destruction from waves, erosion, storm conditions, liquefaction, or sea level rise, and that there are no measures that could make the structures suitable for habitation, (2) a court of competent jurisdiction after a final judgment in a quiettitle or similar action requires the structures to be removed, or (3) the State Lands

Commission requires the structures to be removed because they are determined to encroach on to State tidelands. In the event that portions of the structures authorized by this coastal development permit fall to the beach before they are removed, the Permittee shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site.

3. Proj Des-01 Project Description Part 3: Coastal Hazard Risk:

As proposed by Permittee:

By acceptance of this coastal development permit, the Permittee acknowledges and agrees, on behalf of itself and all successors and assigns:

(a) Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, tidal scour, coastal flooding, and the interaction of same;

(b) Assume Risks: To assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development

(c) Permit Intent: The intent of this permit is to allow for the approved project to be constructed and used consistent with the terms and conditions of this permit for only as long as permitted by applicable government agencies, and for only as long as the approved project remains on private property; and

(d) Disclosure: The Permittee will disclose to any future or prospective buyer the terms and conditions of this Coastal Development Permit.

4. Proj Des-01 Project Description Part 4: Deed Restriction/Recordation of Notice of Terms of CDP:

As proposed by Permittee:

Prior to Coastal Development Permit issuance, the Permittee shall submit to the Director of County Planning and Development, for review and written approval documentation demonstrating that the landowner has executed and recorded a deed restriction, in a form and content reasonably acceptable to the County: (1) indicating that, pursuant to this permit, the County of Santa Barbara has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing all Conditions of this coastal development permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the Permittee's entire parcel or parcels.

5. Proj Des-01 Project Description Part 5: Sign Restriction:

As proposed by the Permittee:

No signs shall be posted on the property subject to this permit which (a) explicitly or implicitly indicate that the portion of the sandy beach located adjacent to the Property is private or otherwise not open to the public, or (b) contains similar messages that attempt to prohibit public use of the sandy portion of the beach located adjacent to the Property.

6. Proj Des-01 Project Description Part 6: Public Rights:

As proposed by the Permittee:

The County's approval of this coastal development permit shall not constitute a waiver of any public rights that may exist on the Property. The Permittee shall not use this coastal development permit as evidence of a waiver of any public rights that may exist on the Property now or in the future.

7. Proj Des-01 Project Description Part 7: Plans Conforming to Geotechnical and Coastal Engineer's Recommendations:

As proposed by the Permittee:

By acceptance of this coastal development permit, the Permittee agrees to comply with the recommendations contained in the submitted coastal engineering and geology, geotechnical, and/or soils report: Coastal Hazards Analysis, Streamlinewest Engineering, LLC., Gregory S. Reid, February 2020. These recommendations, including recommendations concerning foundations, construction, grading, and drainage, shall be incorporated into all final design and construction plans, which will be reviewed and approved by the consultant(s) prior to commencement of development.

The final plans approved by the consultant(s) shall be in substantial conformance with the plans approved by the County relative to foundation, construction, grading, drainage, and height of the structure. Any substantial changes in the proposed development approved by the County that may be required by the consultant(s) shall require an amendment to this permit or a new coastal development permit.

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

Conditions By Issue Area

9. 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 conform in all respects to the BAR approved plans associated with case no. 18BAR-00000-00060.

TIMING: The Owner / Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of this Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner / Applicant shall demonstrate to permit compliance staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 10. Aest-10 Lighting:** The Owner / Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner / Applicant shall install timers or otherwise ensure lights are dimmed after 10:00 p.m.

PLAN REQUIREMENTS: The Owner / Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of this Coastal Development Permit for structures. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

- 11. 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 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 approval of first grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

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.

- 12. Bio-21 Use Natives:** All 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 clearance.

- 13. 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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation 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 approval of grading permits and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 14. Landscp-01 Landscape and Irrigation Plan:** The Owner shall prepare a Landscape and Irrigation Plan.

PLAN REQUIREMENTS: The plan shall include the following:

1. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
2. Landscaping shall be with native plants from the County's native plant list or native specimen plants and seed stock from locally obtained sources.
3. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
4. Project landscaping shall be compatible with the character of the surroundings & the architectural style of the structure.

TIMING: The Owner/Applicant shall (1) submit the Plan to P&D processing planner for review & approval prior to Coastal Development Permit issuance and (2) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance.

- 15. MM-Bio-01 Worker Training:** Prior to the start of work, a County-approved biologist shall provide worker orientation for all construction contractors (including site supervisors, equipment

operators, and laborers) which emphasizes the presence of special-status species within the Carpinteria Salt Marsh and adjacent foredune habitat, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance. No staging of equipment or construction supplies shall occur prior to the meeting.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure prior to initiation of grading/construction. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the training has occurred prior to initiation of grading/construction.

- 16. MM-Bio-02 Pre-construction Survey:** A County-approved biologist shall conduct a pre-construction survey of the work area and the margins of the Carpinteria Salt Marsh for special-status wildlife (i.e. Western Snowy Plover, Townsend's Big-eared Bat, Sandy Beach Tiger Beetle, Silvery Legless Lizard, Globose Dune beetle, Belding's savannah sparrow, and light-footed Ridgway's rail) that have the potential to occur no earlier than one week prior to construction. Wildlife observed within work areas will be captured and relocated to suitable habitat outside the construction zone. If listed species are observed within or near the work area, work will be suspended and the CDFW and USFWS shall be notified.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure no earlier than one week prior to initiation of grading/construction.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the pre-construction survey and any potential wildlife relocation have occurred prior to the initiation of grading/construction. The written results of the pre-construction survey and potential wildlife relocation shall be submitted to P&D compliance monitoring staff prior to the initiation of grading/construction.

- 17. MM-Bio-03 Nesting Bird Survey:** If the Project is implemented during the bird nesting season (February 1 to August 31), a County-approved biologist shall conduct a pre-construction survey of the proposed development envelope and adjacent habitats within 7 days and prior to construction commencement (i.e., mobilization, staging, vegetation clearing, or excavation) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted in all areas within 500 feet of proposed disturbance areas. If breeding birds with active nests are found prior to (or during) Project construction, a County-approved biologist shall oversee the establishment of a buffer (prescriptively 300 feet for passerines and 500 feet for raptors) around the nest; no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure prior to initiation of grading/construction.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the nesting bird survey has occurred within 7 days and prior to construction commencement. The written results of the nesting bird survey shall be submitted to P&D compliance monitoring staff prior to the initiation of grading/construction.

- 18. MM-Bio-04 Tree and Sensitive Plant Species Protection Plan – Construction Component:** If sensitive plant species are detected during pre-construction surveys, the Owner / Applicant shall submit a Sensitive Plant Species Protection Plan prepared by a P&D-approved biologist and designed

to protect sensitive plant species. The Owner/Applicant shall comply with and specify the following as notes on the Tree and Sensitive Plant Species Protection Plan and Grading and Building Plans:

- a. Fencing of all sensitive plant species to be protected at least six feet outside the tree's dripline or plant's perimeter with orange fencing (or other material satisfactory to P&D) 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.
- b. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
- c. All sensitive plant species located within the 1.2-acre parcel shall be protected from stucco and/or paint during construction.
- d. In the event of unexpected damage or removal, impacted plants shall be replaced at a minimum 3:1 ratio.

PLAN REQUIREMENTS: If sensitive plant species are detected during pre-construction surveys, the Owner/Applicant shall: (1) submit the Sensitive Plant Species Protection Plan; (2) include all applicable components in 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 not disturb sensitive plant location(s) until the Sensitive Plant Species Protection Plan is approved by the County and protection measures have been implemented. Plan components shall be included on all grading/construction plans. The Owner/Applicant shall install sensitive plant 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 plants identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the Sensitive Plant Species Protection Plan prior to Final Building Inspection Clearance.

- 19. MM-Bio-05 No Construction During Rain Events:** The general contractor/project manager shall monitor weather reports. No construction shall occur within 24 hours of a National Weather Service forecasted 0.5-inch rain event. Erosion control measures must be kept on site and immediately available for installation. Earth disturbance activities may commence and/or resume after the rain event has passed and site conditions are dry enough to work.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure throughout the duration of site construction, including grading and landscaping.

MONITORING: The Owner/Applicant shall notify P&D compliance monitoring staff when construction work is halted and resumed in accordance with this condition. P&D compliance monitoring staff shall ensure compliance on site during construction.

- 20. MM-Bio-07 Equipment Storage-Construction:** The Owner/Applicant shall designate one or more construction equipment filling and storage areas within the 0.93-acre development area 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 outside of the 100-foot wetland buffer to the maximum extent feasible.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit, Grading Permit, and Building Permit 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.

21. **MM-Bio-08 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 as needed. The areas shall be located outside of the 100-foot wetland buffer to the maximum extent feasible.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit, Grading Permit, and Building Permit 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.

22. **MM-Geo-01:** Building design and construction shall comply with all recommendations of the following reports:

1) Streamlinewest Engineering, LLC., "Coastal Hazards Analysis" dated February 2020

PLAN REQUIREMENTS AND TIMING: Building Plans shall comply with the recommendations of the above-referenced report by utilizing the 18.17' NAVD88 finished floor height, breakaway walls, and structure pilings able to withstand hydrodynamic and hydrostatic forces with a one percent chance of being exceeded in any 100 year storm event. This condition shall be included as a notation on project plans prior to Coastal Development issuance and Building Permit issuance.

MONITORING: P&D staff shall check plans for notations prior to permit issuance. B&S staff shall ensure compliance with recommendations during plan check review and in the field.

23. **MM-Geo-02 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://sbcountyp Planning.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 Coastal Development Permit Issuance. 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: Permit Compliance staff shall perform site inspections throughout the construction phase.

24. **MM-Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS:: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

25. **MM-Noise-04 Equipment Shielding-Construction:** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff 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.

26. **MM-NPDES-12 Stormwater Retention-Biofiltration System:** To reduce stormwater runoff, allow for infiltration, reduce pollutants and minimize degradation of stormwater quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent stormwater retention or biofiltration system to treat stormwater runoff from the site. Stormwater retention includes rain barrels and other similar devices. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

PLAN REQUIREMENTS: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically.

TIMING: The Owner/Applicant shall submit a stormwater control plan to P&D permit processing planner prior to Coastal Development Permit issuance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation. The Owner is responsible for annual maintenance of the biofiltration system. The Owner shall keep records of such maintenance and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections 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.

27. **MM-Wat-01:** Building design and construction shall comply with all recommendations of the Tier 1 Stormwater Control Plan (Ashley & Vance Engineering, Inc., November 5, 2018).

PLAN REQUIREMENTS AND TIMING: Grading and drainage plans shall comply with the recommendations of the above-referenced plan. This condition shall be included as a notation on project plans prior to Coastal Development Permit issuance and Grading Permit issuance.

MONITORING: P&D staff shall check plans for notations prior to permit issuance. B&S staff and Permit Compliance staff shall ensure compliance with recommendations during plan check review and in the field.

28. **MM-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 grading and 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.

29. **MM-WatConv-03 Erosion and Sediment Control Revegetation:** The Owner/Applicant shall re-vegetate graded areas within 30 days of 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 within 30 days of completion of grading

activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

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

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for grading/building permit approval.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of first grading/building permit. This restriction shall be maintained throughout construction.

MONITORING: 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 permit compliance staff.

- 31. SolidW-02 Solid Waste-Recycle:** The Owner/Applicant and their contractors and subcontractors shall separate demolition and 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.

- 32. 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.

- 33. WatCons-03 Water Conservation in Landscaping:** The project is subject to the California Water Conservation in Landscaping requirements. 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 issuance of this Coastal Development Permit. 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.

- 34. 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, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs for all or a portion of the driveway: paving only under wheels, flared driveway, or incorporation of permeable surfaces.

PLAN REQUIREMENTS: The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.

TIMING AND MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

County Rules and Regulations

- 35. Rules-02 Effective Date-Appealable to CCC:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
- 36. 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.
- 37. 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.
- 38. 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 effective date of the permit. 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.

39. **Rules-20 Revisions to Related Plans:** The Owner / Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
40. **Rules-23 Processing Fees Required:** Prior to issuance of first grading or building permit, the Owner / Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
41. **Rules-29 Other Dept Conditions:** Compliance with Departmental / Division letters required as follows:
1. Flood Control Water Agency letter, dated February 16, 2021
 2. Air Pollution Control District letter, dated May 11, 2020
 3. Carpinteria-Summerland Fire Protection District letter, dated October 26, 2018
42. **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.
43. **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 monitoring 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. Prior to issuance of this permit, submit a Permit Compliance application along with a separate [signed] Agreement to Pay for compliance monitoring costs, along with a security deposit of \$3,000.00 and a duplicate set of approved plans, as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner / Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - c. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and all conditions of approval";
 - d. Contact P&D compliance monitoring 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 (if available), grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub contractors and contracted monitors among others.
44. **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.

- 45. 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.
- 46. Rules-35 Limits-Except DPs:** This approval does not confer legal status on any existing structures or uses on the property unless specifically authorized by this approval.
- 47. 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.



CARPINTERIA
Sanitary District

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 26 of 44

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

June 14, 2018

County of Santa Barbara
Planning and Development
123 East Anapamu Street
Santa Barbara, California 93013

Subject: 607 Sandpoint Road – APN 004-098-006
Can and Will Serve – Sewer Service Available

The Carpinteria Sanitary District (District) currently provides sanitary sewer service to the subject parcel. A public low pressure sewer system is constructed in Sandpoint Road along the subject property frontage. Adequate capacity exists and will exist to serve the project.

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

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon
Engineering Technician

C: Jennifer Siemen



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Polly Holcombe
President
Matthew Roberts
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Case Van Wingerden

GENERAL MANAGER

Robert McDonald, P.E. MPA

July 25, 2019

Daniel M. Longwill, AIA
407 Bryant Circle, Suite A-1
Ojai, CA 93023

SUBJECT: 607 SAND POINT ROAD, APN NO. 004-098-006, ACCOUNT NO. 11-115442-03, INTENT TO SERVE LETTER

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Drought Emergency; for more information on Ordinance 15-2, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The District has reviewed the preliminary plans submitted to the District (dated October 25, 2017) for the demolition and removal of an existing 4,275 sf split-story residence and attached decks in entirety. For the proposed single-story residence of approximately 4,300 sf with 1,000 sf garage, and 770 sf of new uncovered deck with a spa. At this time the District intent to serve the proposed project going forward if the following conditions are met before final signoff of the Santa Barbara County building permit and final occupancy.

Prior to sign-off of County building permit:

- The Owner will need to supply the District with a set of approved Fire Sprinkler calculations certified by a fire Protection Engineer to verify required max fire flow water demand for the project.
- The Owner will need to enter into a Main Extension agreement with the district for all construction aspects of the project and the relocation of the existing water main.
- The Owner will make good faith effort to stay in contact with the district through the plan check phase until the civil plans are adequate to district standards. This will require a final signature sign-off from the District Engineer.
- The Owner will submit one set of signed plans by the County of Santa Barbara to the District.
- The owner will ensure all fees and deposits are paid in full stipulated from the Main Extension agreement.
- The district will require a letter of terms (if any) set forth by the Carpinteria- Summerland Fire Department at the expense of the owner.

- The District will require one set of As-Builts to the degree of standard acceptable to the District Engineer. In the event As-Builts are subpar, the district will use staff time to get As-Builts to acceptable form. Final occupancy will not be signed prior to this.
- The district will require all necessary capital cost recovery fees and any remaining outstanding balances to be paid to the district prior to signoff.
- The Owner to provide an easement to the District if required for the relocation of the water facilities.
- If more up to date plans exist or should changes to the plans, including landscaping, irrigation, or water fixtures, occur we require an additional opportunity to review revised plans.

Should you have any questions please do not hesitate to contact me at Tim@cvwd.net or 805-684-2816 ext 103.

Regards,
Carpinteria Valley Water District



Tim Beaman, P.E.
Associate Engineer

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 28 of 44



COUNTY OF SANTA BARBARA

Planning and Development

Appeal No. A-4-STB-21-0027

Exhibit 4

Final Local Action Notice

Page 29 of 44

www.sbcountyplanning.org

COASTAL DEVELOPMENT PERMIT NO.: 18CDH-00000-00013

Project Name: COLEMAN DEMO REBUILD
Project Address: 607 SAND POINT RD, CARPINTERIA, CA 93013
A.P.N.: 004-098-006
Zone: 10-R-1

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

APPROVAL DATE: 3/8/2021
LOCAL APPEAL PERIOD BEGINS: 3/9/2021
LOCAL APPEAL PERIOD ENDS: 3/18/2021

APPEALS:

1. The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant, owner, or any aggrieved person. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either. The appeal must be filed in writing and submitted in person to the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to 5:00 p.m. on or before the date that the local appeal period ends as identified above (Article II Section 35-182).
2. Final action by the County on this permit may be appealed to the California Coastal Commission; therefore payment of a fee is not required to file an appeal of the approval of this Coastal Development Permit.

PROJECT DESCRIPTION SUMMARY: The project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,287 gross square foot residence with a 1,283 gross square foot understory garage and 1,600 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. The upper level habitable portion of the dwelling would be constructed at 18.17' NAVD88 finished floor elevation. Construction of the new dwelling would also include 1,141 square feet of uncovered decking (with spa) and stairs, a renovated driveway, and new hardscaping and landscaping. Grading would include 250 cubic yards of cut, 155 cubic yards of fill and 95 cubic yards of export. To receive additional information regarding this project and/or to view the application and/or plans, please contact Ciara Ristig at 123 East Anapamu Street, Santa Barbara, by email (cristig@co.santa-barbara.ca.us), or by phone ((805) 568-2077).

PROJECT SPECIFIC CONDITIONS: See Attachment A.

ASSOCIATED CASE NUMBERS: 18BAR-00000-00060; 20NGD-00000-00005

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

1. **Notice.** Notice of this project shall be posted on the project site by the applicant utilizing the language and form of the notice provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar days following action on the permit, including an action on any appeal of this permit (Article II Section 35-181). The *Proof of Posting of Notice on Project Site* shall be signed and returned to the Planning and Development Department prior to the issuance of the permit.

2. **Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.
3. **Design Review.** If required, the project has been granted final approval by the appropriate Board of Architectural Review (BAR), and an appeal of that final approval has not been filed.
4. **Appeals.** An appeal of the approval of this permit, or an appeal of the final approval by the BAR, has not been filed with the County, and an appeal of the approval of this permit has not filed with the Coastal Commission within the 10 working days following the receipt of the County's Notice of Final Action on the project by the Coastal Commission. If an appeal has been filed then the permit shall not be issued until final action on the appeal(s) has occurred, including appeals filed with the Coastal Commission, which has the effect of upholding the approval of this permit, and, if applicable, the final approval by the BAR.
5. **Other approvals.** Any other necessary approvals required prior to issuance of this Coastal Development Permit have been granted.

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

1. The approval of this permit shall expire either 12 months from the effective date of the permit or other period allowed in compliance with an approved Time Extension, and shall be considered void and of no further effect unless the permit is either issued within the applicable period in compliance with the terms indicated above or a valid application for a Time Extension is submitted prior to the expiration of this 12 month period and is subsequently approved (Article II Section 35-169).
2. This permit shall expire two years from the date of issuance and be considered void and of no further effect unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two year period and is subsequently approved (Article II Section 35-169).
3. The effective date of this permit shall be (a) the day following the close of any applicable appeal period, including an appeal to the Coastal Commission, provided an appeal is not filed, or (b) if appealed, the date of final action on the appeal, including an appeal to the Coastal Commission, which has the effect of upholding the approval (Article II Section 35-57B).

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

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all conditions and terms thereof. Undersigned permittee also acknowledges that issuance of this permit for this project does not allow construction or use outside of the project description, nor shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

Jennifer Siemens *Jennifer Siemens* 3/8/21
Print name Signature Date

Coastal Development Permit Approval By:

Zoning Administrator Date

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

Planning and Development Department Issuance By:

Planner Date

Appeal No. A-4-STB-21-0027
Exhibit 4
Final Local Action Notice
Page 30 of 44

COLEMAN DEMO REBUILD

18CDH-00000-00013

Page A - 1

ATTACHMENT A: CONDITIONS OF APPROVAL**Project Description**

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits from the 3/8/2021 Zoning Administrator hearing, 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 project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,287 gross square foot residence with a 1,283 gross square foot understory garage and 1,600 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. The upper level habitable portion of the dwelling would be constructed at 18.17' NAVD88 finished floor elevation. Construction of the new dwelling would also include 1,141 square feet of uncovered decking (with spa) and stairs, a renovated driveway, new hardscaping and landscaping. Grading would include 250 cubic yards of cut, 155 cubic yards of fill and 95 cubic yards of export. The parcel is served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided off of Sand Point Road. The property is a 1.2-acre parcel zoned 10-R-1. The property is shown as Assessor's Parcel Number (APN) 004-098-006, located at 607 Sand Point Road in the Carpinteria area, First 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-01 Project Description Part 2:** No Future Shoreline Protective Device for Residence:

As proposed by Permittee:

A. By acceptance of this permit, the Permittee agrees, on behalf of itself and all successors and assigns, that no new shoreline protective device[s] shall ever be constructed by the Permittee on the Property to protect the development approved by this coastal development permit (18CDH-00000-00013) in the event that the development approved by this coastal development permit is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, or sea level rise in the future.

B. By acceptance of this permit, the Permittee agrees, on behalf of itself and all successors and assigns, that the Permittee shall remove certain structures authorized by this coastal development permit (18CDH-00000-00013), if (1) any government agency with legal jurisdiction has issued a final order, after any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy due to damage or destruction from waves, erosion, storm conditions, liquefaction, or sea level rise, and that there are no measures that could make the structures suitable for habitation, (2) a court of competent jurisdiction after a final judgment in a quiet title or similar action requires the structures to be removed, or (3) the State Lands

Commission requires the structures to be removed because they are determined to encroach on to State tidelands. In the event that portions of the structures authorized by this coastal development permit fall to the beach before they are removed, the Permittee shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site.

3. Proj Des-01 Project Description Part 3: Coastal Hazard Risk:

As proposed by Permittee:

By acceptance of this coastal development permit, the Permittee acknowledges and agrees, on behalf of itself and all successors and assigns:

(a) Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and the interaction of same;

(b) Assume Risks: To assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development

(c) Permit Intent: The intent of this permit is to allow for the approved project to be constructed and used consistent with the terms and conditions of this permit for only as long as permitted by applicable government agencies, and for only as long as the approved project remains on private property; and

(d) Disclosure: The Permittee will disclose to any future or prospective buyer the terms and conditions of this Coastal Development Permit.

4. Proj Des-01 Project Description Part 4: Deed Restriction/Recordation of Notice of Terms of CDP:

As proposed by Permittee:

Prior to Coastal Development Permit issuance, the Permittee shall submit to the Director of County Planning and Development, for review and written approval documentation demonstrating that the landowner has executed and recorded a deed restriction, in a form and content reasonably acceptable to the County: (1) indicating that, pursuant to this permit, the County of Santa Barbara has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing all Conditions of this coastal development permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the Permittee's entire parcel or parcels.

5. Proj Des-01 Project Description Part 5: Sign Restriction:

As proposed by the Permittee:

No signs shall be posted on the property subject to this permit which (a) explicitly or implicitly indicate that the portion of the sandy beach located adjacent to the Property is private or otherwise not open to the public, or (b) contains similar messages that attempt to prohibit public use of the sandy portion of the beach located adjacent to the Property.

6. Proj Des-01 Project Description Part 6: Public Rights:

As proposed by the Permittee:

The County's approval of this coastal development permit shall not constitute a waiver of any public rights that may exist on the Property. The Permittee shall not use this coastal development permit as evidence of a waiver of any public rights that may exist on the Property now or in the future.

7. Proj Des-01 Project Description Part 7: Plans Conforming to Geotechnical and Coastal Engineer's Recommendations:

As proposed by the Permittee:

By acceptance of this coastal development permit, the Permittee agrees to comply with the recommendations contained in the submitted coastal engineering and geology, geotechnical, and/or soils report: Coastal Hazards Analysis, Streamlinewest Engineering, LLC., Gregory S. Reid, February 2020. These recommendations, including recommendations concerning foundations, construction, grading, and drainage, shall be incorporated into all final design and construction plans, which will be reviewed and approved by the consultant(s) prior to commencement of development.

The final plans approved by the consultant(s) shall be in substantial conformance with the plans approved by the County relative to foundation, construction, grading, drainage, and height of the structure. Any substantial changes in the proposed development approved by the County that may be required by the consultant(s) shall require an amendment to this permit or a new coastal development permit.

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

Conditions By Issue Area

9. 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 conform in all respects to the BAR approved plans associated with case no. 18BAR-00000-00060.

TIMING: The Owner / Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of this Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner / Applicant shall demonstrate to permit compliance staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 10. Aest-10 Lighting:** The Owner / Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner / Applicant shall install timers or otherwise ensure lights are dimmed after 10:00 p.m.

PLAN REQUIREMENTS: The Owner / Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of this Coastal Development Permit for structures. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

- 11. Air-01 Dust Control:** The Owner / Applicant shall comply with the following dust control components at all times including weekends and holidays:
- Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - 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.
 - During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
 - Order increased watering as necessary to prevent transport of dust off-site.
 - Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
 - If the site is graded and left undeveloped for over four weeks, the Owner / Applicant shall immediately:
 - Seed and water to re-vegetate graded areas; and/or
 - Spread soil binders; and/or
 - 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 who has the responsibility to:

- Assure all dust control requirements are complied with including those covering weekends and holidays.
- Order increased watering as necessary to prevent transport of dust off-site.

c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to approval of first grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

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.

- 12. Bio-21 Use Natives:** All 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 clearance.

- 13. 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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation 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 approval of grading permits and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 14. Landsep-01 Landscape and Irrigation Plan:** The Owner shall prepare a Landscape and Irrigation Plan.

PLAN REQUIREMENTS: The plan shall include the following:

1. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
2. Landscaping shall be with native plants from the County's native plant list or native specimen plants and seed stock from locally obtained sources.
3. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
4. Project landscaping shall be compatible with the character of the surroundings & the architectural style of the structure.

TIMING: The Owner/Applicant shall (1) submit the Plan to P&D processing planner for review & approval prior to Coastal Development Permit issuance and (2) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance.

- 15. MM-Bio-01 Worker Training:** Prior to the start of work, a County-approved biologist shall provide worker orientation for all construction contractors (including site supervisors, equipment

operators, and laborers) which emphasizes the presence of special-status species within the Carpinteria Salt Marsh and adjacent foredune habitat, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance. No staging of equipment or construction supplies shall occur prior to the meeting.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure prior to initiation of grading/construction. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the training has occurred prior to initiation of grading/construction.

- 16. MM-Bio-02 Pre-construction Survey:** A County-approved biologist shall conduct a pre-construction survey of the work area and the margins of the Carpinteria Salt Marsh for special-status wildlife (i.e. Western Snowy Plover, Townsend's Big-eared Bat, Sandy Beach Tiger Beetle, Silvery Legless Lizard, Globose Dune beetle, Belding's savannah sparrow, and light-footed Ridgway's rail) that have the potential to occur no earlier than one week prior to construction. Wildlife observed within work areas will be captured and relocated to suitable habitat outside the construction zone. If listed species are observed within or near the work area, work will be suspended and the CDFW and USFWS shall be notified.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure no earlier than one week prior to initiation of grading/construction.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the pre-construction survey and any potential wildlife relocation have occurred prior to the initiation of grading/construction. The written results of the pre-construction survey and potential wildlife relocation shall be submitted to P&D compliance monitoring staff prior to the initiation of grading/construction.

- 17. MM-Bio-03 Nesting Bird Survey:** If the Project is implemented during the bird nesting season (February 1 to August 31), a County-approved biologist shall conduct a pre-construction survey of the proposed development envelope and adjacent habitats within 7 days and prior to construction commencement (i.e., mobilization, staging, vegetation clearing, or excavation) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted in all areas within 500 feet of proposed disturbance areas. If breeding birds with active nests are found prior to (or during) Project construction, a County-approved biologist shall oversee the establishment of a buffer (prescriptively 300 feet for passerines and 500 feet for raptors) around the nest; no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure prior to initiation of grading/construction.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the nesting bird survey has occurred within 7 days and prior to construction commencement. The written results of the nesting bird survey shall be submitted to P&D compliance monitoring staff prior to the initiation of grading/construction.

- 18. MM-Bio-04 Tree and Sensitive Plant Species Protection Plan – Construction Component:** If sensitive plant species are detected during pre-construction surveys, the Owner/Applicant shall submit a Sensitive Plant Species Protection Plan prepared by a P&D-approved biologist and designed

to protect sensitive plant species. The Owner/Applicant shall comply with and specify the following as notes on the Tree and Sensitive Plant Species Protection Plan and Grading and Building Plans:

- a. Fencing of all sensitive plant species to be protected at least six feet outside the tree's dripline or plant's perimeter with orange fencing (or other material satisfactory to P&D) 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.
- b. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
- c. All sensitive plant species located within the 1.2-acre parcel shall be protected from stucco and/or paint during construction.
- d. In the event of unexpected damage or removal, impacted plants shall be replaced at a minimum 3:1 ratio.

PLAN REQUIREMENTS: If sensitive plant species are detected during pre-construction surveys, the Owner/Applicant shall: (1) submit the Sensitive Plant Species Protection Plan; (2) include all applicable components in 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 not disturb sensitive plant location(s) until the Sensitive Plant Species Protection Plan is approved by the County and protection measures have been implemented. Plan components shall be included on all grading/construction plans. The Owner/Applicant shall install sensitive plant 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 plants identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the Sensitive Plant Species Protection Plan prior to Final Building Inspection Clearance.

- 19. MM-Bio-05 No Construction During Rain Events:** The general contractor/project manager shall monitor weather reports. No construction shall occur within 24 hours of a National Weather Service forecasted 0.5-inch rain event. Erosion control measures must be kept on site and immediately available for installation. Earth disturbance activities may commence and/or resume after the rain event has passed and site conditions are dry enough to work.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: The Owner/Applicant shall comply with this measure throughout the duration of site construction, including grading and landscaping.

MONITORING: The Owner/Applicant shall notify P&D compliance monitoring staff when construction work is halted and resumed in accordance with this condition. P&D compliance monitoring staff shall ensure compliance on site during construction.

- 20. MM-Bio-07 Equipment Storage-Construction:** The Owner/Applicant shall designate one or more construction equipment filling and storage areas within the 0.93-acre development area 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 outside of the 100-foot wetland buffer to the maximum extent feasible.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit, Grading Permit, and Building Permit 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.

- 21. MM-Bio-08 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 as needed. The areas shall be located outside of the 100-foot wetland buffer to the maximum extent feasible.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit, Grading Permit, and Building Permit 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.

- 22. MM-Geo-01:** Building design and construction shall comply with all recommendations of the following reports:

1) Streamlinewest Engineering, LLC., "Coastal Hazards Analysis" dated February 2020

PLAN REQUIREMENTS AND TIMING: Building Plans shall comply with the recommendations of the above-referenced report by utilizing the 18.17' NAVD88 finished floor height, breakaway walls, and structure pilings able to withstand hydrodynamic and hydrostatic forces with a one percent chance of being exceeded in any 100 year storm event. This condition shall be included as a notation on project plans prior to Coastal Development issuance and Building Permit issuance.

MONITORING: P&D staff shall check plans for notations prior to permit issuance. B&S staff shall ensure compliance with recommendations during plan check review and in the field.

- 23. MM-Geo-02 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 Coastal Development Permit Issuance. 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: Permit Compliance staff shall perform site inspections throughout the construction phase.

- 24. MM-Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS:: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

- 25. MM-Noise-04 Equipment Shielding-Construction:** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff 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.

- 26. MM-NPDES-12 Stormwater Retention-Biofiltration System:** To reduce stormwater runoff, allow for infiltration, reduce pollutants and minimize degradation of stormwater quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent stormwater retention or biofiltration system to treat stormwater runoff from the site. Stormwater retention includes rain barrels and other similar devices. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

PLAN REQUIREMENTS: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically.

TIMING: The Owner/Applicant shall submit a stormwater control plan to P&D permit processing planner prior to Coastal Development Permit issuance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation. The Owner is responsible for annual maintenance of the biofiltration system. The Owner shall keep records of such maintenance and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections 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.

- 27. MM-Wat-01:** Building design and construction shall comply with all recommendations of the Tier 1 Stormwater Control Plan (Ashley & Vance Engineering, Inc., November 5, 2018).

PLAN REQUIREMENTS AND TIMING: Grading and drainage plans shall comply with the recommendations of the above-referenced plan. This condition shall be included as a notation on project plans prior to Coastal Development Permit issuance and Grading Permit issuance.

MONITORING: P&D staff shall check plans for notations prior to permit issuance. B&S staff and Permit Compliance staff shall ensure compliance with recommendations during plan check review and in the field.

- 28. MM-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 grading and 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.

- 29. MM-WatConv-03 Erosion and Sediment Control Revegetation:** The Owner/Applicant shall re-vegetate graded areas within 30 days of 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 within 30 days of completion of grading

activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

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

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for grading/building permit approval.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of first grading/building permit. This restriction shall be maintained throughout construction.

MONITORING: 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 permit compliance staff.

- 31. SolidW-02 Solid Waste-Recycle:** The Owner/Applicant and their contractors and subcontractors shall separate demolition and 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.

- 32. 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.

- 33. WatCons-03 Water Conservation in Landscaping:** The project is subject to the California Water Conservation in Landscaping requirements. 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 issuance of this Coastal Development Permit. 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.

- 34. 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, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs for all or a portion of the driveway: paving only under wheels, flared driveway, or incorporation of permeable surfaces.

PLAN REQUIREMENTS: The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.

TIMING AND MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

County Rules and Regulations

- 35. Rules-02 Effective Date-Appealable to CCC:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
- 36. 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.
- 37. 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.
- 38. 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 effective date of the permit. 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.

- 39. Rules-20 Revisions to Related Plans:** The Owner / Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
- 40. Rules-23 Processing Fees Required:** Prior to issuance of first grading or building permit, the Owner / Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 41. Rules-29 Other Dept Conditions:** Compliance with Departmental / Division letters required as follows:
1. Flood Control Water Agency letter, dated February 16, 2021
 2. Air Pollution Control District letter, dated May 11, 2020
 3. Carpinteria-Summerland Fire Protection District letter, dated October 26, 2018
- 42. 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.
- 43. 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 monitoring 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. Prior to issuance of this permit, submit a Permit Compliance application along with a separate [signed] Agreement to Pay for compliance monitoring costs, along with a security deposit of \$3,000.00 and a duplicate set of approved plans, as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner / Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - c. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and all conditions of approval";
 - d. Contact P&D compliance monitoring 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 (if available), grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub contractors and contracted monitors among others.
- 44. 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.

- 45. 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.
- 46. Rules-35 Limits-Except DPs:** This approval does not confer legal status on any existing structures or uses on the property unless specifically authorized by this approval.
- 47. 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.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE

89 SOUTH CALIFORNIA STREET, SUITE 200

VENTURA, CA 93001-4508

VOICE (805) 585-1800 FAX (805) 641-1732

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT****Please Review Attached Appeal Information Sheet Prior To Completing This Form.****SECTION I. Appellant(s)**

Name:

Mailing Address: 89 S. California St. Ste. 200

City: Ventura

Zip Code: 93001

Phone: (805) 585-1800

SECTION II. Decision Being Appealed

1. Name of local/port government:

County of Santa Barbara

2. Brief description of development being appealed:

Demolition of a 4,274 sq. ft residence with attached garage, and the construction of a new 7,170 sq. ft. residence (including a 2,883 sq. ft. understory garage, mechanical vault, and storage level constructed at grade), a hot tub, hardscaping, landscaping, and grading consisting of 250 cu. yds. of cut and 155 cu. yds. of fill.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

607 Sand Point Road, Santa Barbara County

4. Description of decision being appealed (check one.):

- ☐ Approval; no special conditions
- ☒ Approval with special conditions:
- ☐ Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO:

DATE FILED:

DISTRICT:

A-4-STB-21-0027

4/5/2021

South Central Coast Dist

Appeal No. A-4-STB-21-0027**Exhibit 5****Appeal Form****Page 1 of 7**

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- X Planning Director/Zoning Administrator
City Council/Board of Supervisors
Planning Commission
Other

6. Date of local government's decision: March 8, 2021

7. Local government's file number (if any): 18CDH-00000-00013

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Timothy R. Coleman
16 Highgate Rd.
Riverside, CT 06878

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Jennifer Siemens
PO Box 591
Summerland, CA 93067

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

See Attached

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

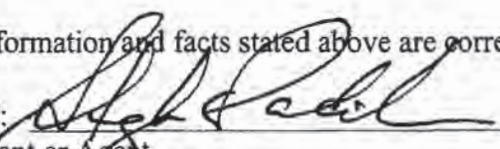
Page 3

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signed: 
Appellant or Agent

Dated: 4/5/2021

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

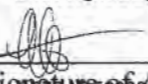
Signed: NA

Dated: NA

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

DocuSigned by:


Signature of Appellant(s) or Authorized Agent

Date: 04/05/2021

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

Coleman Trust Residence Demolition and Construction – 607 Sand Point Road (Santa Barbara County)

Section IV. Reasons Supporting the Appeal

On March 8, 2021, Santa Barbara County approved a coastal development permit for the demolition of a 4,274 sq. ft residence with attached garage, and the construction of a new 7,170 sq. ft. residence (including a 2,883 sq. ft. understory garage, mechanical vault, and storage level constructed at grade), a hot tub, hardscaping, landscaping, and grading consisting of 250 cu. yds. of cut and 155 cu. yds. of fill. The project is located on a beachfront property at 607 Sand Point Road in the Carpinteria area of Santa Barbara County. The subject property is zoned Single Family Residential (R-1) and is bordered by Sand Point Road and the El Estero (Carpinteria) Slough to the north, the Pacific Ocean to the south, and residentially developed properties to the east and west. An existing rock revetment is situated on the property, which is part of a larger rock revetment extending from 539 to 845 Sand Point Road that was initially constructed in 1964 to protect the existing residences. This revetment was then fortified and enlarged further seaward in 1983 without the benefit of a coastal development permit. Repair work to replace areas of the 1983 revetment was performed in 1994 and 1998, also without the necessary coastal development permits. Commission Enforcement staff is working with the County and affected property owners in order to address these revetment violations.

The project site is located on a sand spit between the ocean and a tidally-influenced salt marsh and is extremely vulnerable to coastal hazards and flooding. The project site is also located within a “Coastal High Hazard Area” pursuant to the County’s Floodplain Management Ordinance and Flood Hazard Overlay. The County’s approval indicates that the Coastal Hazards Analysis that was prepared for the residential project, analyzed the development in relation to coastal hazards under different sea level rise scenarios, combined with a 100-year storm event over the project’s 75-year design life and without reliance on existing or new shoreline protective devices. The analysis concluded that, if the existing revetment were to be removed, storm surge would impact the approved structure at the current sea level and wave uprush conditions with a 100-year storm event, although the water level would be below the finished floor height of 18.17’ NAVD88 for the designated habitable portions of the structure. The analysis also concluded that under the Ocean Protection Council’s medium-high sea level rise scenario non-storm water levels would begin to breach the lower level of the structure after 2077, while the access road to the project site could become impacted by 2063. Both of these impacts would occur within the 75-year design life of the residence under the medium-high sea level rise scenario.

Section 30253 of the Coastal Act, which is incorporated in the County’s LCP, mandates that new development minimize risks to life and property in areas of high geologic and flood hazard, and not create or contribute significantly to erosion. Land Use Plan Policy 3-12 states that permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works. Land Use Plan Policy 3-14 provides that all development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions, and areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space. The County’s LCP also contains several policies to ensure the protection and provision of public access in new development

along the shoreline, in consideration of public safety needs, private property rights, and the protection of natural resources (including Sections 30210, 30211, and 30212 of the Coastal Act which have been incorporated in the certified LUP). Further, Land Use Plan Policy 7-3 states that granting of lateral easements to allow for public access along the shoreline shall be mandatory for all new development between the first public road and the ocean.

The approved project site is expected to be subject to substantial wave action, shoreline erosion, and flooding over its expected life. While the approved residence would have a footprint that is further landward than the existing structure, the new structure would be significantly larger than the existing residence, significantly increasing the intensity of development on a site that has been identified as subject to coastal hazards and would have a much longer expected life. Given the degree of risk posed by existing and projected coastal hazards in this highly vulnerable area, the County's approval in this case has not demonstrated that the project design would minimize hazards from the identified sea level rise scenarios for as long as possible without relying on existing or new protective structures and while avoiding or minimizing impacts to coastal resources and public access. There appear to be feasible siting and design alternatives, including reducing the size and footprint of the residence, that would minimize shoreline and flooding hazard risks for as long as possible without additional shoreline armoring and would not preclude removal or landward relocation of the existing rock revetment. The County's approval included several conditions of approval which stipulate that the approved development shall be removed from the site if it is damaged or destroyed by coastal hazards. However, the approved conditions do not serve to minimize risk and/or impacts to coastal resources and public access over time.

Further, Land Use Plan Policy 7-3 and Section 35-61 of the County's Coastal Zoning Ordinance states that granting of lateral easements to allow for public access along the shoreline shall be mandatory for all new development between the first public road and the ocean. The County's approval determined that the required nexus or rough proportionality to support a lateral access requirement did not exist. For these reasons, the County's approval of the subject CDP raises issue regarding the approved development's consistency with the coastal hazard and public access policies of the certified LCP referenced above.