

Road/Driveway Construction Phasing Plan and Projected Schedule

This is a detailed description of the proposed phasing to construct driveway improvements which will serve a proposed single family residence at 1017 Hot Springs Road (the "Subject Property"). The improvements are required to meet minimum emergency access standards of the Montecito Fire District (the "MFD"). These will include widening and paving the existing access road within the public Hot Springs Road right of way, and an existing private driveway that extends from the terminus of the right of way up to the proposed residence.

The Subject Property holds multiple access easements that overlap the right of way and overlap areas of the current alignment of Hot Springs Trail, a public hiking and equestrian trail. The owner of the Subject Property has the right to make road improvements within these easements. The proposed project also includes some minor realignments of the Hot Springs Trail that generally follow the current alignment. Additionally, a new bridge will be constructed in place of the existing "Arizona crossing" where Hot Springs Road crosses Hot Springs Creek. This bridge will allow year-round all-weather emergency access as required by the MFD. The bridge will also provide year-round access to users of Hot Springs Trail, which is currently obstructed by high flows within the creek during the rainy season.

Phasing for the road/trail improvements has been established to minimize impacts and closures of Hot Springs Trail. However, closures will be required to construct the improvements. The improvements are proposed to occur in the following phases:

Phase 1: Preparation for Construction & Installation of Temporary Bridge (2 Months)

No trail closures will occur during this phase. The work area in and around the Arizona crossing will be prepared for construction of the proposed bridge and a temporary pedestrian/equestrian bridge on the west side of the road right of way adjacent to the location of the permanent bridge (the "Temporary Bridge"). Trail access will be undisturbed during this phase. Figure 1 depicts the area impacted during this phase.

Phase 2: Installation of Permanent Bridge (4 Months)

No trail closures will occur during this phase. Trail users will be routed over the Temporary Bridge throughout construction of a permanent bridge that will facilitate vehicle and trail access (the "Permanent Bridge"). This will include a short section of retaining walls, abutments at the creek crossing, road paving immediately north and south of the Permanent Bridge. Trail users will be able to cross the creek using the temporary bridge. No alterations to the existing roadway will be required for users to access the south side of the Temporary Bridge. Upon exiting the north side of the Temporary Bridge, users will be able to cross to the east side of the road and pass through to the current trail entrance on the east side of the first gate north of the creek (the "First Gate"). Figure 2.1 depicts the area impacted during this phase. Figure 2.2 shows the location of the Temporary Bridge, and the location of the First Gate.

Phase 3: Trail Re-Established (1 Month)

No trail closures will occur during this phase. The Temporary Bridge will be removed. The trail will be relocated to its new final alignment over Permanent Bridge. On the north side of the Permanent Bridge, the trail will follow the east side of road and connect to its current alignment on east side of the First Gate. Existing trail alignment will remain, unaltered, to the east of the chain link fence that currently separates the trail from the road. Construction will include installation of retaining walls and completing the paving from the Permanent Bridge to the First Gate. Temporary construction fencing and/or flag personnel will be used as necessary during this phase to ensure the safety of trail users. Figure 2.1 depicts the area impacted during this phase. Figure 3 depicts the trail alignment over the Permanent Bridge.

Phase 4: Work on the Private Driveway (8 months)

No trail closures will occur during this phase. Construction during this phase will occur on private property above Hot Springs Road. The basic alignment of the trail, (along east side of road) will be maintained and trail will remain open as portions of the driveway above Hot Springs Road and on the Subject Property are completed. The lower part of the trail from the second gate north of the creek crossing (the "Second Gate") to the switchback at the northern terminus of Hot Springs Road will be similar to the trail prior to the start of work. There will be construction traffic on this section from the work above Hot Springs Road but no physical alterations during this phase. Construction fencing will be installed and/or flag personnel will be stationed to separate trail users from construction traffic on the road and to ensure the safety of trail users. Figure 4 depicts the area impacted during this phase and shows the locations of the Second Gate and the switchback.

Phase 5: Work on Trail and Closure (4 months)

Intermittent trail closures will occur during this phase. The section of trail between the Second Gate and the switchback (see Figure 4) will need to be closed intermittently to allow for construction of retaining walls and road improvements, including replacing sections of trail adjacent to the road. The trail will be closed to use on weekdays during this phase. It is not feasible to move off and re-stage construction materials and equipment every day to allow for access on weekdays. Construction fencing will be relocated to provide trail access on a majority of weekends during this phase. Alternative routes in the area may be used to access the upper portions of Hot Springs Trail on days when the portion shown in Figure 4 is closed. A sign showing the locations of these alternate routes will be posted adjacent to the First Gate at the start of this phase to inform users. Figure 5 depicts alternate trails that may be used to access the upper portions of Hot Springs Trail.

A detailed schedule showing all work tasks associated with the road and trail improvements is attached as an exhibit.