



COUNTY OF SANTA BARBARA
CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101
PHONE: (805) 963-7135

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MAY 17 1985
COUNTY SURVEYOR
SANTA BARBARA, CALIF.

Meeting of May 15, 1985
PLANNING COMMISSION
B/S File #7358

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

In the matter of:

TM 13,345
82-EIR-18

SPE Corp Time Extension

Orcutt

Hearing to consider the request of Dennis Bethel, agent for the owners, for a one year time extension to extend the time to record a map to May 9, 1986. APN 105-180-39, 105-020-25, -48, -49, -51, -51, -53, -55; located along Hartnell Road, west of the Orcutt Expressway, Orcutt area, Fifth Supervisorial District.

Planning Commission Recommendation:

Commissioner Johnson moved that the Commission recommend that the Board grant a one year time extension to May 9, 1986, subject to staff conditions.

Commissioner Wells seconded the motion and it carried by a vote of 4 to 0.

The following conditions reflect the Commission's recommendation:

1. Resource Management Department Conditions 1-8.
2. Public Works letter dated March 28, 1983.
3. Fire Department letter dated February 10, 1982.
4. Flood Control letter dated May 26, 1982.
5. Road Division letter dated October 13, 1982 and April 24, 1985.
6. Environmental Health Services letter dated March 24, 1983.

7. Parks Department letter dated April 4, 1983.
8. Lots 87, 88, 89, 92, and 93 shall be labeled "Open Space Not a Building Site" on the Final Map.
9. Prior to recordation the applicant shall submit an acoustical analysis to recommend ways to bring the project into conformance with the Noise Element and the measures shall be incorporated into the Final Map, or a surety bond shall be posted prior to recordation to accomplish the same and any measures shall be implemented at the time of construction or before.
10. Prior to recordation a variance shall be granted for the reduced rear-yard setback for the existing SFD on lot 79 or the SFD shall be brought into conformance with zoning regulations by relocating the structure or adjusting the lot lines.
11. Lots 32 and 33 shall be removed as building sites and included in the Open Space on the Final Map.
12. Prior to recordation the concrete slab on lot 72 shall be removed.
13. Prior to recordation the applicant shall enter into an agreement with the County to provide 25 percent (22) of the units at prices in the middle income price range or below. At least 25 percent of each phase shall consist of these middle income units.
14. Prior to recordation the applicant shall request that DER include information on drought-resistant landscaping in its Subdivision Report (White Paper) information available at RMD.
15. All proposed streets shall be named according to the County's recently adopted street naming ordinance.
16. Provide \$500.00 per lot pursuant to the Board of Supervisors' Resolution No. 3130 as required by the Laguna Sanitation District. Said sum to be paid at the rate of \$50.00 per lot before the final map is signed by the Clerk of the Board and the balance thereafter.
17. The applicant shall offer for dedication those streets planned to remain "private" at the time of tentative map approval.
18. File the final map, which is the "precise plan: under the provisions of the PR regulations," for review by the Planning Commission for a "substantial conformity determination" with the approved tentative map.
19. The tract perimeter shall be planted with drought-tolerant plants to the satisfaction of the County's Landscape Planner. The applicant shall provide surety for the installation and maintenance of these areas for 5 years.

20. Provide all Open Space in a sufficient amount with each unit of development in order to maintain a balanced density and an average lot area equal to the required base zone lot size.
21. Title to the common Open Space shall be held by a non-profit association of property owners or by any other individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation.
22. The CC&Rs shall require that the Home Owners Association shall assume responsibility for maintenance of the creek area and retention basin.

Procedure:

- Schedule at convenience of Clerk of Board, no noticed public hearing is required.

Dianne Guzman, Director
Resource Management Department

Albert J. McCurdy, Clerk

by: Albert J. McCurdy,
Secretary to
The Planning Commission
Current Planning Division

RESPECTFULLY SUBMITTED: May 20, 1985

cc: Case File: TM 13,345
Permanent File
Clerk of B/S (11 copies)
Deputy County Counsel, Jed Beebe/Bob Pike
Dianne Guzman
County Assessor, Chief Appraiser
Owner: Frank & Herb Rodriguez, 4743 Orcutt Rd, Santa Maria, CA 93455
Applicant: SPE Corporation, 647 Camino Los Mares #200, San Clemente, CA 92672
Agent: Dennis Bethel & Associates, 122-C West El Camino, Santa Maria, CA 93454
Fire Department
Flood Control
Environmental Health Services
Park Department
Public Works
County Surveyor
Duplicate File

- 1) Attachments to P/C Letter to B/S:
 - Staff Report
 - 300' Mail Label List (Clerk of Board copy only)
- 2) Attachment to all other CC's:
 - None

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