

TENTATIVE MAP, TRACT 12,679

FIFTH SUPERVISORIAL DISTRICT

RECEIVED
MAY 23 1979
COUNTY SURVEYOR
SANTA BARBARA, CALIF.

DEVELOPER/OWNER: San Clemente Group, Inc.
647 Camino de Los Mares, Suite 200
San Clemente, CA 92672

Frank Rodriguez, Jr.
4743 Orcutt Road
Santa Maria, CA 93454

ENGINEER: Fred Schott
200 Suburban Road
San Luis Obispo, CA
93501

STATUTORY TIME: 1-year: 6-29-79 (50-day deadline is not established until Final EIR is delivered to Planning Department.)

ZONING: 10-R-1 (Refer to 78-RZ-19)

GENERAL PLAN: Residential, 10,000 or more sq.ft. per dwelling unit.

LOCATION: AP#105-020-12,-25,-27; on the east side of Hartnell Road, west side of Orcutt Expressway and approximately 135 feet south of Stansbury Drive.

ENVIRONMENTAL ASSESSMENT: 79-EIR-1 (Draft, dated April 16, 1979)

STATISTICS:

- A. Gross land area. 74.25 acres.
- B. Area in streets. 13.00 acres (appx.)
- C. Net subdividable area. 61.25 acres
- D. Total number of lots. 172 (170 residential lots;
1 lot Open Space/drainage
channel; 1 lot oil drilling
site.)
- E. Average lot size. 10,233 sq.ft. (lots 1 -
134 and 159 - 171)
30,450 sq.ft. (lots 139 -
157)
Oil Drilling site (lot 158)
is 41,500 sq.ft.
- F. Density - dwelling units/acre. 4.25 dwelling units per
acre (lots 1 - 134, 159 -
171)
1.43 dwelling units per
acre (lots 135 - 157)

GENERAL INFORMATION:

- A. SPECIAL TREATMENT DETERMINATION: The Public Works Department recommended that this tract be found NOT A SPECIAL TREATMENT AREA (letter of 7/4/78)
- B. ZONING HISTORY AND PRIOR DEVELOPEMNTS: Original parcel was zoned 10-R-1 on July 27, 1959 (59-RZ-11,-63). Two single-family dwellings exist on the property.
- C. WATER: Southern California Water Co.
- D. SEWER: Laguna Sanitary District.
- E. UTILITIES: Pacific Gas and Electric, General Telephone, Southern California Gas Company.
- F. GRADING/DRAINAGE: Main drainage course through property is Soloman Creek. Lots are to drain to streets, which will drain to Creek.

GENERAL INFORMATION:

- G. OPEN SPACE AND RECREATION: Approximately 13 acres (lot #172) are proposed for Open Space. This area includes the drainage channel, retention basin, tennis courts, picnic area and parking lot.
- H. EXISTING LAND USE: The houses exist on proposed lots 161 and 171. Remainder of parcel is vacant.
- I. STAFF EVALUATION:
 - 1. Existing residence on proposed lot #171 encroaches into required 25' rear yard setback. If parcel lines are to remain as shown, a Variance will be required.
 - 2. Center street dividers appear to be good design idea, but will increase VMT because of one way nature of each side of the street. Staff recommends that center dividers have more openings for U-turns.
 - 3. Lots are generally oriented along an east-west axis, which is advantageous to use of solar energy. Staff recommends that houses in this Tract be designed and oriented for passive use of solar energy and that active solar systems be used for water and space heating.
 - 4. Lot 198 is proposed to be an oil drilling site. Due to County Petroleum Ordinance requirements for a 200' minimum spacing between oil well heads and residences, a rear yard setback line has been drawn on lots 156 and 157, reducing the building site area of these lots by approximately one-half.
 - 5. All conditions of approval are subject to change, contingent upon review of the Final EIR.

RECOMMENDATION:

- A. The Planning Commission may approve T/M 12,679 on the basis that subject proposal is consistent with provisions of Section 66474 of the Government Code, Subdivision Map Act, subject to the following Departmental conditions:
 - 1. Petroleum Department letter dated May 15, 1979.
 - 2. Transportation Department letter _____.
 - 3. Environmental Health Department letter dated May 11, 1979.
 - 4. Flood Control Engineer's letter dated May 16, 1979.
 - 5. Public Works Department letter _____.
 - 6. County Fire Department letter dated May 11, 1979.
 - 7. County Surveyor's memo _____.
 - 8. Landscape Planner's letter _____.
 - 9. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground pursuant to Board of Supervisors' Resolution No. 24416.
 - 10. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
 - 11. The subdivider shall submit to the County Surveyor's Office one set of prints of a final map accompanied by a letter signed by the utility companies and the water and sanitary districts serving the property which states the easements shown thereon are acceptable.
 - 12. If the subdivision is recorded by units or the map is revised, additional conditions may be imposed.

RECOMMENDATION:

13. The developer shall provide the sum of \$250.00 per lot pursuant to the Board of Supervisors' Resolution No. 18686 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.
14. No lot on the final map shall have less area, width, or depth than that required by the zoning and subdivision regulations in effect at the time of approval, unless a specific variance has been requested and granted, or unless such development has been approved pursuant to and in accordance with the Open Space regulations and any modification thereof approved.
15. The final map, which is the "precise plan" under the provisions of the PR regulations, shall be filed and reviewed by the Planning Commission for a "substantial conformity determination" with the approved tentative map.
16. Before the Planning Department approves the final map, the Planning Commission shall review the Final Map for substantial conformance with the Tentative Map and the amendments incorporating the Tentative Map.
17. One copy of a final map shall be filed with the Planning Department at the time a request is made for approval of the final map. In the event the tract is developed pursuant to and in accordance with the PR and DR regulations or under the Open Space Exceptions, statistical calculations shall be submitted showing gross land area of the final map, area in streets, net area in parks, and net lot area of each individual lot.
18. Title to the Open Space shall be held by a non-profit association of property owners in the subdivision, or to any other individual or entity upon such reasonable times and conditions as the Board of Supervisors may prescribe; the rights to develop such property to any use other than Open Space or non-commercial recreational uses shall be conveyed to the County of Santa Barbara.
19. Final approval of the tentative map is subject to approval by the Board of Supervisors of the required zone change.
20. The following condition is applicable within the service areas of all water or sewer entities, including districts, companies and mutual companies:

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