

**STAFF REPORT**  
**COUNCIL MEETING DATE**  
**February 27, 2012**

**ITEM FOR COUNCIL CONSIDERATION**

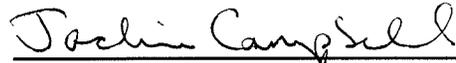
**Green Heron Spring Condominiums Time Extension**  
**Case No. 05-1239-TEX**

Request for a three-year time extension to allow the previously approved Green Heron Spring condominium project until March 9, 2015 to record the associated Final Map and secure the necessary Building and Engineering permits.

**Report prepared by:** Steve Goggia, Senior Planner  
Community Development Department

  
Signature

**Reviewed by:** Jackie Campbell  
Community Development Director

  
Signature

**City Manager:** Dave Durlinger

  
Signature

Action Item  Non Action Item

Request for a three-year time extension for the construction of the Green Heron Spring project.

**Motion:** I move to adopt Resolution No. 5359, as read by title only, thereby approving Project Number 05-1239-TEX to allow an additional three years to record the Final Map and secure the necessary Building and Engineering permits for the approved Green Heron Spring project.

## I. BACKGROUND

The City Council approved the Development Plan, Vesting Tentative Tract Map, and Coastal Development Permit for the 31-unit Green Heron Spring project in November 2007 at 1300 and 1326 Cravens Lane. A Local Coastal Program Amendment for the project was also approved by the City and forwarded to the Coastal Commission for certification.

The Coastal Commission proposed modifications to the LCP Amendment. In May 2009, the City Council accepted the California Coastal Commission's suggested modifications for LCPA No. MAJ-2-07 to:

- Amend the City's Local Coastal Program creating Chapter 14.43 of the Carpinteria Municipal Code (Ellinwood Parcel Overlay District);
- Modify the language approved by the City Council in November 2007 to amend Implementation Policy 12 of the wetlands discussion within the Recreation and Conservation Element of the City's General Plan/Coastal Plan (April 2003) and Policy 9-4 of the City's Coastal Plan (January 1980); and
- Revise the site plan to shift Building C approximately 45 feet to the north farther away from the stand of Coast Live Oak trees located in the southeast corner of the property.

Because these modifications of the LCP Amendment affected the approved project, changes to the approved project site plan were required. On March 9, 2010, the Community Development Director approved these changes, thereby updating the project's Findings, Conditions of Approval and Site Plan to reflect the Coastal Commission's actions.

Pursuant to Condition DP-1, the project approval would expire in two years (March 9, 2012), unless prior to the expiration date a Building Permit has been issued or the permittee has diligently worked toward Building Permit issuance.

## II. PROJECT DESCRIPTION

### Time Extension:

The applicant is requesting a three-year time extension to allow the previously approved Green Heron Spring Condominium project until March 9, 2015 to record the associated Final Map and secure the necessary Building and Engineering permits.

### Development Project:

The approved 31-unit Green Heron Spring condominium project would dismantle an existing residence, barn and storage shed (the materials would be salvaged), remodel one residence and construct 30 new residential units on a 3.87-acre site (Exhibit 1, Attachment B). Twenty of the new residences are three-bedroom townhomes; two of these would be affordable under the City's Inclusionary Housing Requirement. Ten of the new residences are one-bedroom flats, with two of these affordable. In all, 11 structures totaling 61,990 sq. ft. of floor area would be constructed.

Building heights range from 24'-5" to 29'-6". Parking includes 53 spaces within garages and 15 uncovered guest spaces. No fences, walls or gates are proposed at the project's entrance at Cravens Lane. A five-foot high wrought iron fence would enclose the project's common open space and private yard areas. The wrought iron fence increases to six feet at the project's southwest property boundary. An eight-foot high solid concrete fence is proposed along the project's southeast, east and northeast property boundary. This solid concrete fence drops down to a height of six feet along the north and northwest property boundary. Grading is estimated at 1,270 cubic yards of cut and 3,200 cubic yards of fill.

Common open space would include a community orchard, garden, village green and children's play area. An existing agricultural pond would be enhanced and incorporated into the project as part of the open space. The area adjacent to the pond would be revegetated with native plantings replacing the existing non-native species. The plantings have been selected for their appropriateness to the upland wetland setting and to attract and support wildlife.

The Green Heron Spring project is envisioned to represent a model for creating environmentally responsible multiple-family residential developments. The single overarching theme of this proposal is to create a showcase of 'environmentally responsible design'.

This would be accomplished with the following interconnected features:

- The site design preserves 30 mature native oaks, sycamores and redwoods, planting more than 80 new native trees;
- An existing residence, barn and storage shed would be dismantled, with the materials salvaged and used on site where possible;
- A large community organic garden and orchard would provide food to residents with surplus to the farmers market;
- Fruit and vegetable scrap composting containers would be provided within all units for use in the organic garden and orchard;
- An innovative water harvesting/ bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- The site design includes the use of permeable paving blocks for all drives and walks;
- Buildings have been designed and would be constructed with sustainable materials selected for durability and non-toxic maintenance, i.e.: Fly-ash concrete, FSC certified lumber, fiber-cement siding, recycled steel roofing, formaldehyde-free insulation, sheathing and cabinets;
- Building insulation beyond UBC requirements, including 2x6 exterior walls with R-24, perimeter foundation slab insulation and R-30 roof insulation;
- Passive solar heating with thermal storage, natural lighting and natural ventilation, designed to minimize fossil energy use would be incorporated within all residential structures;
- Building integrated solar electric photo-voltaic systems for all units;
- Energy Star appliances, heating system, water heaters, vent fans and light fixtures;
- Extra water-conserving toilets with dual flush along with low flow fixtures and instant flow water heaters would be installed in all units; and
- Units and Buildings would qualify as 'Energy Star Homes' under the DOE criteria.

The cumulative effect of all these features would be independently analyzed by an evaluation system being developed by the U. S. Green Building Council with its new LEED for Homes Pilot Program. LEED stands for Leadership in Energy and Environmental Design. The project has been accepted as a part of the 'LEED for HOMES' Pilot Project and will be seeking the highest 'Platinum Rating' from the U. S. Green Building Council.

The project will also demonstrate the practicality of meeting the '2030 Challenge' of the U. S. Conference of Mayors and the American Institute of Architects as a response to reducing impacts on global warming.

The site has been annexed to the City of Carpinteria and the Carpinteria Sanitary District. Project approvals include a General Plan/Coastal Plan Text Amendment, Rezone to Planned Unit Development (PUD), Development Plan, Vesting Tentative Tract Map, and Coastal Development Permit.

In order to facilitate the development as approved, a new site specific Overlay [Ellinwood Parcel (APN 004-013-026) Overlay District] has been inserted in the City's Municipal Code, Title 14, Zoning. The Overlay establishes specific standards related to oak tree protection and mitigation, retention basin/drainage pond maintenance, wetland enhancement, permanent stormwater management, drainage plans and lighting. Additionally, a text amendment to Implementation Policy 12 of the Wetlands discussion within the Open Space, Recreation & Conservation Element of the City's General Plan/Coastal Plan and Policy 9-4 of the City's Coastal Plan (January 1980) has also been implemented.

### III. ANALYSIS

Portions of the project such as the Annexations to the City and Sanitary District, Rezone, and LCP Text Amendments including the project specific Ellinwood Parcel Overlay District, have been implemented. The approvals of the physical development portions of the project would expire on March 9, 2012 if building permits have not been issued, or a time extension is not granted. Condition DP-1 allows for the granting of a time extension by City Council for good cause, i.e. the permittee has diligently worked toward Building Permit issuance.

Attached as Exhibit 2, is a letter dated January 24, 2012 from the applicant requesting a three-year time extension. In the letter, the applicant explains that due to the current housing and banking conditions, financing has not been readily available to complete the construction documents and secure construction financing. He anticipates funding in the near future and indicates that Southern California Edison has selected the project to be a showcase project for their Sustainable Communities program.

Staff believes that the applicant has diligently worked toward completing the necessary annexations, seeking construction financing and incorporating additional energy efficient aspects into the project. The extension would allow him time to complete the construction documents, obtain funding and secure the Building Permits. There have not been any significant changes to the project site or adjacent areas. Therefore, staff is not recommending any changes to the previously imposed Conditions of Approval other than an update to the language of condition Rules-6. If the Council were to grant such an extension, the approval would expire on March 9, 2015.

#### **IV. LEGAL ISSUES**

The City Attorney has reviewed and approved the staff report prepared for this time extension request.

#### **V. ALTERNATIVES**

1. Approve the request to allow an additional three years to record the Final Map and secure the necessary Building and Engineering permits for the approved Green Heron Spring project, thereby extending the time to March 9, 2015, and adopt the Findings and Conditions of Approval as proposed in Exhibit 1. (staff's recommendation);
2. Approve the time extension for a term other than the requested three years; or
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the City Council's next meeting. If the time extension request is denied, the approved permits would expire.

#### **VI. PRINCIPAL PARTIES EXPECTED AT MEETING**

Scott Ellinwood, FAIA, LEED AP

#### **VII. ATTACHMENTS**

- |           |  |
|-----------|--|
| Exhibit 1 | Resolution No. 5359<br>Attachment A – Recommended Conditions of Approval<br>Attachment B – Vicinity Map and Reduced Plan Set |
| Exhibit 2 | Time Extension Request Letter from Applicant   |

Exhibit 1  
Resolution No. 5359

Attachment A – Recommended Conditions of Approval

Attachment B – Reduced Plan Set

Green Heron Spring Time Extension City Council Staff Report  
February 27, 2012

**RESOLUTION NO. 5359**

**A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL  
APPROVING A THREE-YEAR TIME EXTENSION FOR THE GREEN HERON  
SPRING PROJECT, CASE NO. 05-1239-TEX, TO CONSTRUCT  
A 31-UNIT CONDOMINIUM PROJECT  
LOCATED AT 1300 AND 1326 CRAVENS LANE  
(APN 004-013-026)**

**WHEREAS**, the City Council originally approved the Development Plan, Vesting Tentative Tract Map, and Coastal Development Permit for the 31-unit Green Heron Spring project in November 2007. A Local Coastal Program Amendment for the project was also approved by the City and forwarded to the Coastal Commission for certification; and

**WHEREAS**, the Coastal Commission proposed modifications to the LCP Amendment were accepted by the City Council in May 2009, requiring changes to the project; and

**WHEREAS**, on March 9, 2010, the Community Development Director approved these changes, thereby updating the project's Findings, Conditions of Approval and Site Plan to reflect the Coastal Commission's actions. Pursuant to Condition DP-1, without an approved time extension, the project approval would expire in two years (March 9, 2012), unless prior to the expiration date a Building Permit has been issued or the permittee has diligently worked toward Building Permit issuance; and

**WHEREAS**, within the prescribed time frame, the applicant filed a three-year time extension request on January 25, 2012; and

**WHEREAS**, the City Council has conducted a hearing and received evidence regarding of the application for the three-year time extension request for the previously approved Green Heron Spring project; and

**WHEREAS**, the City Council finds good cause for the time extension request in that the additional time is needed to allow the applicant to secure the necessary funding to complete the construction documents and construction financing.

**NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:**

The three-year time extension request is approved, making the finding of good cause above and subject to the conditions set forth in Attachment A and the project plans presented in Attachment B.

**PASSED, APPROVED AND ADOPTED** this 27<sup>th</sup> day of February 2012, by the following vote:

**AYES: COUNCILMEMBER(S):**

**NOES: COUNCILMEMBER(S):**

**ABSENT: COUNCILMEMBER(S):**

\_\_\_\_\_  
Mayor, City of Carpinteria

**ATTEST:**

\_\_\_\_\_  
City Clerk, City of Carpinteria

***I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 27<sup>th</sup> day of February 2012.***

\_\_\_\_\_  
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

**February 27, 2012**

**PROJECT NO. 05-1239-TEX**  
**GREEN HERON SPRING TIME EXTENSION**  
**1300 and 1326 Cravens Lane (APN 004-013-026)**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions, and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

**PROJECT DESCRIPTION**

- Desc-1. This Development Plan, Vesting Tentative Tract Map, General Plan/Coastal Plan Text Amendment, Rezone and Coastal Development Permit approval is restricted to APN 004-013-026, located at 1300 and 1326 Cravens Lane. The 31-unit Green Heron Spring condominium project proposes to dismantle an existing residence, barn and storage shed (the materials would be salvaged), remodel one residence and construct 30 new residential units. Twenty of the new residences are proposed to be three-bedroom townhomes; two of these would be affordable under the City's Inclusionary Housing Requirement. Ten of the new residences are proposed to be one-bedroom flats, with two of these affordable. In all, 11 structures totaling 61,990 sq. ft. of floor area is proposed.

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Proposed common open space would include a community orchard, garden, village green and children's play area. An existing agricultural pond would be enhanced and incorporated into the project as part of the open space. The area adjacent to the pond

would be revegetated with native plantings replacing the existing non-native species. The plantings have been selected for their appropriateness to the upland wetland setting and to attract and support wildlife.

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The project will also demonstrate the practicality of meeting the '2030 Challenge' of the U. S. Conference of Mayors and the American Institute of Architects as a response to reducing impacts on global warming.

#### Additional Project Components:

The 3.87-acre site is proposed to be annexed to the City of Carpinteria. The City's General Plan/Coastal Plan (April 2003) included the parcel within its Sphere of Influence and gave it a Land Use Designation of Medium Density Residential (MDR). The project also includes an annexation to the Carpinteria Sanitary District.

The application package to construct the 31-unit residential condominium project includes a General Plan/Coastal Plan Text Amendment, Rezone to Planned Unit Development (PUD), Development Plan, Vesting Tentative Tract Map, and Coastal Development Permit.

Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a revised project application.

#### MITIGATION MEASURES FROM THE PROJECT MND

- Aest-1 The design, scale and character of the project architecture shall be compatible and blend harmoniously with vicinity development. In addition, the project shall maintain as much of the beneficial screening as possible, with structures located to take advantage of the natural landforms and screening. **Plan Requirement and Timing:** The applicant shall submit architectural, landscape and grading plans of the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** CDD shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect prior to, and during the construction phase.
- Aest-2 Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures. **Plan Requirement:** Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance. **Monitoring:** CDD shall inspect prior to occupancy clearance.
- Aest-3 The developer shall clear the project site of all excess construction debris. **Plan Requirement:** This requirement shall be noted on final building plans. **Timing:** Debris clearance shall occur prior to occupancy clearance. **Monitoring:** CDD shall site inspect prior to occupancy clearance.
- Aest-4 Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect

structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

- Aest-5 No signs of any type are approved with this action unless otherwise specified. All signs require a separate Sign Permit and review by the Architectural Review Board and shall comply with the City Code Chapter 14 (Sign Regulations).
- Ag-1 In order to protect the existing agricultural operations from encroaching development, site perimeter walls shall be installed along property lines as shown on the proposed site plan and maintained to protect agricultural land from residential intrusion for the life of the project. **Plan Requirement and Timing:** Plans shall be submitted prior to issuance of a Grading or Building Permit; the walls shall be installed prior to Occupancy of the first unit.
- Ag-2 The following buyer notification shall be recorded on a separate information sheet with the final map, recorded with the Clerk Recorder's office for appearance on any future property owners' Title Report, provided to County Planning and Development to be noted on the Assessor's Parcel pages and included in the project CC&Rs:

**IMPORTANT: BUYER NOTIFICATION**

This property is located adjacent to property zoned for agriculture and is located in an area that has been planned for agricultural uses. Existing agricultural growing, packing and shipping operations are located east and north of the property. Delivery trucks use the adjacent 20-foot driveway located south of the property to service the packing shed just east of the project site. Approximately 2.5 acres of the adjacent parcel to the north is occupied by a County of Santa Barbara Flood Control District siltation basin operating under a long term easement agreement. While the project design includes site walls and landscape buffers to reduce possible noise, light, odors and dust from impacting residents of the Green Heron project, future buyers are to be notified that these are existing conditions and will not be considered by the City of Carpinteria to be nuisance requiring extraordinary actions by the adjacent agricultural operators, County of Santa Barbara Flood Control District or landowners. It is in the public interest to preserve agricultural land and operations within the Carpinteria Valley and to specifically protect these lands for exclusive agricultural use. Any inconvenience or discomfort from properly conducted agricultural operations, including noise, lights, odors, dust, and chemicals, will not be deemed a nuisance.

- AQ-1 If the construction site is graded and left undeveloped for over three weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
- a. seeding and watering to revegetate graded areas; and/or
  - b. spreading of soil binders; and/or
  - c. any other methods deemed appropriate by Community Development.

**Plan Requirements:** These requirements shall be noted on all plans. **Timing:** Plans are required prior to issuance of a Grading or Building Permit. **Monitoring:** Grading Inspector shall perform periodic site inspections.

- AQ-2 Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
- a. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
  - b. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation.

**Plan Requirements:** All requirements shall be shown on grading and building plans.

**Timing:** Condition shall be adhered to throughout all grading and construction activities.

**Monitoring:** CDD shall ensure measures are on plans. CDD Grading and Building Inspectors shall spot check; Grading and Building Inspectors shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

- AQ-3 The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.
- Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

- Bio-1 In order to protect existing pond and improve the habitat functions and values, the applicant shall implement the Wetlands Mitigation Program contained within the *Conceptual Wetlands Mitigation Habitat Enhancement and Monitoring Plan*; December 2005, prepared by Katherine Rindlaub, Botanist. The Wetlands Mitigation Program includes the recontouring of the pond and reducing the slope from a 1:2 to approximately 1:4, dredging the accumulated silt and debris in order to restore the pond to its original depth, replanting wetland vegetation and compatible native species in order to increase the habitat complexity and species diversity, improving the functional value of the habitat for native birds and wildlife. **Plan Requirements:** Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and a Final Wetlands Mitigation Program to CDD for review and approval. All aspects of the Program shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to CDD to guarantee successful re-establishment of the wetland and upland habitat. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with the Program. Release of performance security requires CDD staff signature.

- Bio-2 In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement the 14 recommendations contained within the *Tree Assessment and Protection Plan for Green Heron Spring LLC*; November 8, 2005, prepared by Bill Spiewak, Consulting Arborist, as modified herein. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the Tree Assessment and Protection Plan. The Tree Assessment and Protection Plan shall include a large number and/or larger size of the replacement oaks (along with understory species) to be planted in groves in the vicinity of the existing pond. In order to implement the Tree Assessment and Protection Plan, the applicant shall have prepared and submit a graphic Tree Protection and Replacement Plan including the following:
- a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.
  - b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.
  - c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.
  - d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.
  - e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
  - f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
  - g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
    - i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
    - ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

- iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
- h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.
- j. Only trees designated for removal on the approved tree protection plan shall be removed.
- k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. A limited number of replacement trees may be permitted on a 3:1 ratio with 24-inch boxed trees. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

**Plan Requirements:** Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and a Tree Protection and Replacement Plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD, or a qualified monitor acceptable to the CDD, shall conduct site inspections throughout all phases of development to ensure compliance with all tree protection and replacement measures. Release of performance security requires CDD staff signature.

- Bio-3 During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

- Bio-4 To the extent allowed by the building code, the perimeter fencing in the vicinity of the pond and the fencing around the pond shall be modified to be wildlife permeable (i.e., with a wooden (not wire) rail at the top and with a space greater than 14 inches between the ground and the bottom rail). **Plan Requirements and Timing:** The applicant shall provide a detail of the wildlife permeable fence sections and the location of where the fence would be installed on the construction and/or grading and building plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper installation.
- Bio-5 Proposed construction activities involving tree removal and other disturbances to vegetation shall take place outside of the breeding bird season (February 1 – August 15) to avoid all migratory nongame native bird species take (including disturbances which would cause abandonment of active nests containing eggs and or young). If these project activities cannot avoid the breeding bird season, pre-project nest surveys shall be conducted and active nests shall be avoided and provided with a minimum buffer as determined by the City Biologist. **Timing and Monitoring:** CDD shall require the pre-project nest survey to be conducted if these proposed construction activities cannot avoid the breeding bird season. In the event active nests are found in the vicinity, the City Biologist shall provide a recommendation on the minimum buffer or alternate action to be taken.
- CulRes-1 In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
- CulRes-2: A Phase 1.5 archaeological investigation pursuant to City Archaeological Guidelines shall be funded by the applicant and performed prior to recordation of the tract map and issuance of a grading permit. The scope of work for the study shall be prepared by a qualified archaeologist, shall include one to five shovel test pits, and shall be reviewed and approved by CDD. The findings of the investigation shall be submitted to CDD; CDD shall apply State law and CulRes-1 requirements if archeological resources are found on the site. A copy of the survey shall be filed with the UCSB Central Coast Information Center and provided to the Santa Ynez Band of Mission Indians.
- Geo-1 Structures shall be designed to earthquake standards of the Uniform Building Code Seismic Zone 4. **Plan Requirements and Timing:** Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of the Building and Safety Division. **Monitoring:** Building Inspector shall site inspect prior to occupancy clearance.

- Geo-2 Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:
- a. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation during grading and construction activities.
  - b. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
  - c. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters and excavated inlet sediment traps.
  - d. Graded areas shall be revegetated within three weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

**Plan Requirements:** The grading and erosion and sediment control plan shall be submitted for review and approved by CDD prior to issuance of a Grading Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify CDD prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized. **Monitoring:** CDD shall inspect revegetation and ensure compliance with plan. Grading inspector shall monitor installation and maintenance of erosion control measures throughout all grading and construction activities.

- Geo-3 The applicant shall limit excavation and grading to the dry season of the year (April 15 to November 1) unless an approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within three weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within three weeks of grading completion. **Monitoring:** CDD shall site inspect during grading and three weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

- Geo-4 Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to issuance of a Grading Permit, a drainage plan shall be submitted to CDD and Public Works for review and approval. The plan shall include the location(s) of all proposed pipelines, the entire length of all proposed pipelines, trees located within fifteen feet of the pipeline, pipe diameters, and amount of water that would flow from each pipeline. **Timing:** The components of the drainage plan shall be implemented prior to commencement of construction of structures. **Monitoring:** CDD shall site inspect during grading.

- Geo-5 Project construction and grading shall comply with all recommendations outlined in the Geotechnical Engineering Report dated March 17, 2005, prepared by Earth Systems Southern California to the satisfaction of the City Engineer. **Plan Requirements:** Grading and building plans shall include all required measures as determined by the City Engineer. **Monitoring:** The City Engineer shall site inspect during grading. The City Building Inspector shall ensure that all recommendations are implemented during construction, by conducting periodic site inspections during and at the completion of construction.
- HazMatl-1 Soil in the vicinity of the barn is shown to be contaminated with lead, petroleum hydrocarbons, and dieldrin at concentrations exceeding Santa Barbara County Fire Department Investigation Levels and residential cleanup goals. Based on the contamination discovered thus far, the Fire Department is likely to require remediation by removal and legal offsite disposal of the contaminated soil. **Plan Requirements/Timing:** Grading or building permits shall not be approved until remediation of the site has been completed and the Fire Department has issued a closure letter for the contamination site. **Monitoring:** CDD shall check and verify that the closure letter has been issued by the Hazardous Materials Division of the Fire Department before approving grading or building permits for residential development.
- HazMatl-2 In the event any contaminated, odorous or discolored soil or groundwater/surface water is encountered during grading, work shall be stopped immediately and the Hazardous Materials Division of the County Fire Department shall be called at (805) 686-8170. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
- Noise-1 Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
- Noise-2 Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to CDD's satisfaction and shall be located a minimum of 60 feet from occupied residences. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. **Timing:** Equipment and shielding shall remain in the designated location throughout construction activities. **Monitoring:** CDD shall perform site inspections to ensure compliance.
- Wat-1 The project had been designed to provide for on-site retention of storm water runoff, infiltration, and recharge utilizing an environmentally enhanced onsite pond. The pond shall be maintained for the life of the project by the Homeowners' Association. Recharge systems shall be developed in conjunction with Public Works and CDD. **Plan Requirements:** A Final Drainage Plan showing the location and design of the pond/retention basin and site infrastructure shall be submitted to CDD and Public Works

for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the applicant. Long term maintenance requirements shall be specified in the Homeowners' Association's CC&Rs. **Timing:** The retention system shall be installed (landscaped and irrigated subject to CDD and Public Works approval) prior to occupancy clearance. **Monitoring:** CDD shall site inspect for installation and maintenance of landscaping. Public Works approval is required on final grading/drainage plans, and CDD approval is required for release of the performance security.

- Wat-2 The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to issuance of a Building Permit, the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to CDD. A copy of the SWPPP must be maintained on the project site during grading and construction activities. **Monitoring:** CDD shall review the documentation prior to issuance of a Building Permit. CDD shall site inspect during construction for compliance with the SWPPP.
- Wat-3 To prevent illegal discharges to storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works or other label designs shall be shown on the plans and submitted to CDD prior to approval of grading permits. **Monitoring:** CDD shall site inspect prior to occupancy clearance.
- Wat-4 The project has been designed to provide for on-site permanent biofilter/bioswale system intended to treat storm water runoff from the site. The biofilter/bioswale system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the retention time of water and the plants selected are adequate to reduce concentrations of the target pollutants. Local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofilter unless determined by CDD to be infeasible. Invasive plants shall not be used in the biofilter. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by CDD. **Plan Requirements and Timing:** The applicant shall include the biofilter design, including the plant palette and the source of plant material, on the grading and drainage and landscape plans, and depict it graphically. The applicant shall submit a maintenance plan for the biofilter to CDD for review and approval. A performance security shall be required to ensure installation and five-year maintenance. Long-term maintenance shall be the responsibility of the Homeowners' Association. Maintenance requirements shall be specified in the CC&Rs. The plans and a copy of the long-term maintenance program shall be submitted to CDD and Public Works for review prior to approval of a Building Permit. **Monitoring:** CDD shall site inspect for installation and periodically inspect for maintenance throughout the five-year performance period. Performance security release requires CDD approval.

- Wat-5 To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The plans shall be submitted to CDD for review prior to issuance of a Building Permit. **Monitoring:** CDD shall site inspect for installation.
- Wat-6 A Homeowners' Association shall be responsible for the long-term maintenance of the water quality conditions of approval. **Plan Requirements and Timing:** The proposed maintenance responsibilities and schedule shall be included in the CC&Rs. The CC&Rs shall be submitted for review by CDD and Public Works prior to recordation of the Final Map. Annual records of the maintenance activities shall be maintained by the HOA and submitted to CDD upon request. **Monitoring:** CDD shall review the maintenance records or site inspect, as needed. Costs shall be borne by the Homeowners Association.
- Wat-7 Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to CDD for review prior to issuance of a Building Permit. **Monitoring:** CDD shall site inspect prior to the commencement and as needed during all grading and construction activities.

## ENGINEERING CONDITIONS

### GENERAL ENGINEERING CONDITIONS

- Eng-1 The applicant shall submit grading, drainage and street improvement plans prepared by a California Registered Civil Engineer in conformance with City Standards. Said plans shall include but not be limited to street, utility, and storm drain improvements and shall be submitted to the Community Development Department for review and approval prior to recordation of the Tract or Parcel Map, and prior to issuance of a building permit.
- Eng-2 Prior to issuance of Engineering Permits, an Engineering Cost Estimate shall be submitted with the Grading and Improvement Plans. Each page of the Cost Estimate shall be signed and stamped by the applicant's engineer.
- Eng-3 Prior to or issuance of building permits, faithful performance and labor and material bonds (each to be 100% of the City Engineer's estimate) shall be filed with the City to cover all public improvements and any on-site grading and retaining walls. A cash deposit in the amount of 10% of the bond amount shall be submitted with each bond.
- Eng-4 Prior to issuance of a Building Permit, the applicant shall submit plans and calculations, as required, to apply for all necessary Engineering permits. Said permits include, but are not limited to, Street Construction, Excavation in the public right-of-way, Grading and/or Encroachment.

- Eng-5 Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMP's) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution.
- Eng-6 At the time of acceptance of public improvements, the applicant shall submit a set of "Record Drawings" showing any and all changes made to the design plans during the construction period. The "Record Drawings" shall be the original construction tracings or permanent mylar copies of a quality acceptable to the City Engineer.

### UTILITIES

- Eng-7 Prior to occupancy of the project, all new and existing utility services shall be placed underground and completed prior to any paving required for the project. No new utility poles shall be installed.
- Eng-8 Existing overhead transmission and distribution lines located along the edges of the property shall be placed underground. The undergrounding shall extend along the project street frontage to the nearest utility pole(s) outside of the project limits. Feed points shall be as approved by the City Engineer. All costs of undergrounding existing utility lines and service laterals shall be borne by the applicant.
- Eng-9 Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.
- Eng-10 Separate electric meters shall be installed for each unit unless a 'gang' meter is approved by SCE. Electric meters shall be shown on plans submitted for building permit to be checked by the City building permit plan checker.

### STREET IMPROVEMENTS

- Eng-11 Plans shall be submitted for frontage improvements prior to issuance of building permits for review by the City Engineer. Frontage improvements, including monolithic 6" curb, 18" or 24" gutter, 5' wide sidewalk, handicap ramp(s), driveway aprons, paving, street lights, fire hydrants, street signs, street trees, and other facilities as determined by the Planning Commission, are to be installed in conformance with the standards, specifications, and policies of the City at the locations shown on the improvement plans. Unless otherwise specified, the City utilizes the County of Santa Barbara Engineering Standards.
- Eng-12 Paving and curbs and gutters shall transition into existing public improvements as required by the City Engineer. Transition plans shall be submitted prior to issuance of building permits for review by the City Engineer and shall include all needed striping, signing and guardrail. Construction shall be completed prior to issuance of Certificate of Occupancy.
- Eng-13 All streetlights shall be installed behind the sidewalk unless authorized by the City Engineer. Plans shall be submitted prior to issuance of building permits for review by the City Engineer. Construction shall be completed prior to issuance of Certificate of Occupancy.

- Eng-14 A Street Construction and/or Excavation Permit shall be obtained from the City Engineer prior to any construction within the street right-of-way.
- Eng-15 All improvements in the public right of way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy by the Community Development Department.
- Eng-16 Prior to the release of any securities, a Notice of Completion for all public improvements shall be presented to and accepted by the City Council.

#### GRADING

- Eng-17 A Soils Report (2 copies) shall be submitted with Improvement Plans and Grading/Drainage Plans for review and approval by the City Engineer. The Soils Report shall be prepared by a California Registered Geologist or Soils Engineer and submitted to the Community Development Department. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, retaining wall design, and paving sections, where applicable for the project.
- Eng-18 At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, hydrology/hydraulic calculations shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100 year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. Storm drainage run-off shall be conducted to the public street in a safe and adequate manner per Santa Barbara County Standards. Easements required for drainage shall be described and shown on the Improvement Plans.
- Eng-19 Prior to performing any grading, the developer shall obtain a Grading Permit from the City Engineer, in accordance with Chapter 8.36 of the Carpinteria Municipal Code, and pay the required grading permit deposits/fees. For all projects over 1 acre in size, a separate grading permit is required to be obtained from the State Water Resources Control Board.
- Eng-20 An Erosion and Sediment Control Plan must be prepared and submitted to obtain the necessary Grading Permit from the City Engineer prior to any grading activity.

#### SUBDIVISION / MAP

- Eng-21 The Tract Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and to the State Subdivision Map Act. The map shall be prepared by a qualified California Registered Civil Engineer or Licensed Land Surveyor. Closure calculations shall be submitted along with adequate reference data and a current title report. Two copies of the map and one copy of the calculations shall be submitted. Within thirty (30) days after the recordation of the Final Map, the applicant shall deliver one set of reproducible mylar copies of the recorded map to the Community Development Department.

- Eng-22 The developer shall offer to dedicate to the City of Carpinteria, in fee, a 23' wide strip of land for Public Road purposes along the parcel's frontage on Cravens Lane. In addition, the developer shall offer to dedicate an easement of an additional 7' wide strip of land for Public Road purposes, adjacent to the 23' noted above.
- Eng-23 The Final Map shall be substantially in conformance with the Tentative Map as approved. Any substantial changes, as determined by City staff, require the approval of the Planning Commission and the City Council.
- Eng-24 The applicant shall pay all engineering fees and all other fees and deposits prior to approval of the Final Map by the City Council. The project may be subject to the City of Carpinteria Street and Bridges Traffic Impact and Improvement Fee.
- Eng-25 Before recordation of the Final Map, Developer shall provide the City Engineer with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.
- Eng-26 Prior to recordation of the Final Map, and in accordance with the Subdivision Ordinance, the developer shall prepare plans and specifications for review by the City Engineer, and shall enter into a Subdivision Improvement Agreement with the City to install improvements.
- Eng-27 Codes, Covenants and Restrictions (CCR's) for the project shall be submitted for review to the City Attorney and approved by the City Council prior to acceptance of the Final Map. The CCR's shall include provisions for HOA maintenance of any landscaping and specialty hardscape within the City's Right of Way. Further, the City Attorney and the City Council may require additional restrictions within the CCR's as found to be appropriate.
- Eng-28 The lanes of access on the private drive shall be adequately controlled to prevent blockage of emergency vehicles. This shall include at minimum "no parking" signage and "red curb" treatment at the appropriate locations.

#### COUNTY FLOOD CONTROL DISTRICT / FEMA REQUIREMENTS

- Eng-29 The project is subject to the City's Floodplain Ordinance. Prior to issuance of building permits, the applicant shall be responsible for proving that the project complies with said ordinance.
- Eng-30 The developer shall apply for and obtain a Letter of Map Revision (LOMR), based on fill, with the Federal Emergency Management Agency (FEMA).
- Eng-31 Prior to occupancy clearance, the applicant shall provide an elevation certificate for each unit's lowest floor elevation for review and approval by the City Engineer. The need for elevation certificates will be superseded by approval from FEMA of a LOMR.

## **DEVELOPMENT PLAN CONDITIONS**

- DP-1 Approval of the Time Extension shall expire three years after approval, unless prior to the expiration date a Building Permit has been issued or the permittee has diligently worked toward Building Permit issuance.
- DP-2 No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved Development Plan. Substantial conformity shall be determined by the Community Development Department Director.
- DP-3 On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
- DP-4 The applicant shall obtain final review from the Architectural Review Board prior to issuance of a Building Permit.
- DP-5 When not specified herein, all conditions shall be satisfied prior to the issuance of Building Permits or prior to occupancy when allowed by the Director of Community Development.
- DP-6 An approval granted by the Planning Commission/City Council does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
- DP-7 If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City.
- DP-8 In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to issuance of a (Building Permit – certificate of occupancy). The amount of the fees will be determined at the time permits are issued. A protest to the fees may be filed at the time of project approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on the development project.

## **MAP CONDITIONS**

- Map-1 Prior to recordation of the tentative map and subject to CDD approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. For any subsequent development on

any parcels created by the project, each set of plans accompanying a Building Permit application shall contain these conditions.

- Map-2 Prior to recordation of the map, applicant shall pay applicable Quimby fees.
- Map-3 Title to the common open space shall be held by a non-profit association of homeowners or by any other non-profit group on such reasonable terms and conditions as the City may prescribe. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with anything except open space or noncommercial recreation shall be conveyed to the City of Carpinteria.
- Map-4 The Tentative Tract Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and the Subdivision Map Act.
- Map-5 The applicant shall pay all engineering fees, CDD permit processing fees and all other applicable fees and deposits prior to City Council approval of the Final Map.
- Hous-1 Prior to final map clearance the applicant shall enter into and record an *Agreement to Provide Affordable Housing*, which shall include a model *Restrictive Covenant and Preemptive Right*. The *Covenant* shall be executed and recorded by each purchaser of an affordable unit. The *Agreement* and *Covenant* shall be based on the City's model documents, as they may be amended from time to time, and subject to the review and approval of CDD and the City Attorney. These shall specify affordability terms described in condition # Des-1. In addition, the *Agreement* and *Covenant* shall include provisions describing marketing and lottery requirements for the initial sale of units; requiring income eligibility of prospective buyers to be determined by the City or its designee; requiring prospective buyers of the affordable units to sign an *Intent to Reside* statement; requiring a *Notice of Default* and *Notice of Sale*, as well as the *Covenant*, be recorded with the original and all subsequent deeds, and stating that the maximum sales rate for the affordable units shall not exceed the maximum levels established by the City Council, consistent with the provisions of the Housing Element and state law.
- Hous-2 Affordable units shall be constructed concurrent with the construction of the market rate units in each phase of development. Occupancy clearance for no more than 50% of the market rate units in a given phase shall be allowed prior to occupancy clearance for all the affordable units for that same phase of development. **Plan Requirements & Timing:** Prior to final map clearance, this requirement shall be included in the *Agreement to Provide Affordable Housing* and shall be printed on all grading and building plans. **Monitoring:** CDD shall ensure compliance during construction.

#### OTHER DEPARTMENT/AGENCY CONDITIONS

- Dept-1 Compliance with Departmental letters required as follows:
- a. Carpinteria Sanitary District letters dated August 29, 2005 and March 26, 2007
  - b. Carpinteria – Summerland Fire Protection District letter dated April 9, 2007
  - c. Carpinteria Valley Water District letters dated Oct. 19, 2005 and April 17, 2007
  - d. SB County Air Pollution Control District letter dated August 18, 2005.

- Sch-1 The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and a copy of the fee payment to the school district prior to issuance of building permits.  
**Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

## CITY RULES AND REGULATIONS

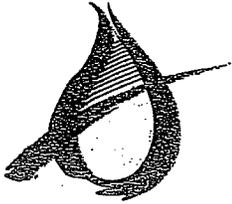
- Rules-1 Approval of this project is expressly contingent on the California Coastal Commission's ("Commission") final certification of the LCP Amendment to Rezone the parcel to Planned Unit Development (PUD) and the General Plan/Local Coastal Plan Program Amendment to modify the language of to Implementation Policy 12 of the Wetlands discussion within the Open Space, Recreation & Conservation Element of the City's General Plan/Coastal Plan and Policy 9-4 of the City's Coastal Plan (January 1980) and to create a new site specific Overlay [Ellinwood Parcel (APN 004-013-026) Overlay District] is inserted in the City's Municipal Code, Title 14, Zoning. Approval of the project is also contingent upon the Annexation of the parcel to the City of Carpinteria and the Carpinteria Sanitary District.
- Rules-2 Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Community Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
- Rules-3 Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$2,500.00 and;
- a. The landscaping shall be maintained in good condition for three years, at which time the security will be released;
  - b. Landscaping shall be drought resistant, low water-use species;
  - c. Where feasible, locally adapted native plants shall be required;
  - d. Prior to occupancy all landscaping and planting shall be installed; and
  - e. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
- Rules-4 Landscaping shall be maintained for the life of the project.
- Rules-5 All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. These shall be graphically illustrated where feasible.
- Rules-6 Applicant/Owner/Developer/Permittee hereby agrees to defend, indemnify, and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding (collectively "Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Time Extension for the Green Heron Spring project

(05-1239-DP/TM/CDP/LCPA), or any condition attached thereto, or any proceedings, acts, or determinations taken, done, or made prior to the approval that were part of the approval process. Applicant/Owner/Developer/Permittee further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Applicant/Owner/Developer/Permittee further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid.

Applicant/Owner/Developer/Permittee shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner/Developer/Permittee fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses, and costs of that independent defense.

Rules-7 In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

End of Conditions



# Carpinteria Sanitary District

5300 Sixth Street, Carpinteria, CA 93013  
(805) 684-7214 • Admin Fax (805) 684-7213 • Plant Fax (805) 566-6599

RECEIVED

AUG 31 2005

COMMUNITY DEVELOPMENT  
DEPT.

August 29, 2005

Steve Goggia  
Senior Planner  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

**RE: 1300 & 1326 CRAVENS LANE  
APN: 004-013-026**

Dear Mr. Goggia:

The general conditions of the Carpinteria Sanitary District (District) to provide sewer service for the proposed project are as follows:

1. The Developer shall file an application for annexation to the District. The application will be presented to the District Board of Directors for approval and then forwarded to Santa Barbara LAFCO for consideration.
2. The Developer shall contact the District to initiate planning and compliance on these issues:
  1. The Construction Process.
  2. Construction Standards and Agreement.
  3. Performance and Maintenance Bond Requirements.
  4. Sewer Easement Dedication.
  5. Sewer Facility Dedication.
  6. As-built Requirements.
3. The Developer shall pay all required fees, including; Development Impact Fee, plan check fee, inspection fee and pro-rated Sewer Service Charge.
4. A sewer main extension will be required to serve this project. All costs and expenses associated with the installation of the sewer facilities are the sole responsibility of the developer. As listed in Item No. 2, the developer shall enter into an agreement with the District that guarantees the construction of the sewer main extension. The mainline extension in Cravens Lane shall extend to the northern property boundary.

Steve Goggia  
August 29, 2005  
Page two

5. Sewer facilities to be dedicated to the District shall be designed and constructed in accordance with District's Design Standards and Specifications.

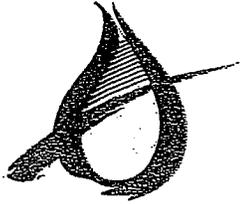
We formally request that these conditions be made as part of the general conditions imposed by the City of Carpinteria and that neither a final tract map be recorded nor a building permit issued until these conditions are satisfied.

If you have any questions, please call me at (805) 684-7214 extension 13.

Sincerely,



Katherine Huelskamp  
Program Coordinator/Inspector



# Carpinteria Sanitary District

5300 Sixth Street, Carpinteria, CA 93013

(805) 684-7214 • Admin Fax (805) 684-7213 • Plant Fax (805) 566-6599

**RECEIVED**

MAR 28 2007

COMMUNITY DEVELOPMENT  
DEPARTMENT

March 26, 2007

Steve Goggia  
Senior Planner  
Community Development Department  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

**RE: Project No. 05-1239-DP/TM/GP/LCPA/RZ/CDP  
1300 & 1326 Cravens Lane (APN: 004-013-026)  
Applicant: David Scott Ellinwood  
Agent: Scott Ellinwood & Associates, Inc.**

Dear Mr. Goggia:

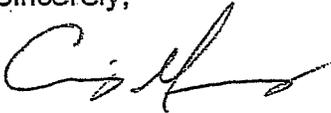
Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the Draft Mitigated Negative Declaration received on January 15, 2007 and offers the following comments to provide the applicant with direction and information related to the provision of sanitary sewer service for the proposed development:

1. An Annexation and Sphere of Influence application packet has been submitted to LAFCO by the District to fulfill the annexation and boundary change requirements so that sanitary sewer services can be provided for the proposed project. Annexation is also required by the City of Carpinteria (City) and we understand that the District's application is being coordinated with annexation to the City.
2. A public sewer main extension will be required to serve the proposed project. All costs and expenses associated with the installation and dedication of required sewer facilities will be the sole responsibility of the developer. The developer will be required to enter into an agreement with the District that guarantees the construction of the necessary sewer infrastructure. The mainline extension shall extend to the northern property boundary in Cravens Lane.
3. A Development Impact Fee (DIF) shall be paid to the District at the time of permitting for each newly constructed "equivalent dwelling unit" (EDU). Currently, the impact fee is \$2,400 per EDU, but impact fees will be based on the Board approved fees at the time a permit is issued.
4. A sewer construction permit will be required before construction commences. Permit fees, pursuant to District Ordinance No. 9, shall be paid in full prior to permit issuance.

5. In addition to the DIF and permit fees, a Performance Bond in the amount of 100% of the cost of the public improvements will be required before a sewer construction permit is issued. The bond shall guarantee faithful performance of the required sewer improvements per District standards and specifications and per approved construction plans.
6. All sanitary sewer facilities shall be designed and constructed in accordance with the District's Design Standards and Specifications.

If you have any questions or comments regarding any of the above project conditions required by the District, please contact Vickie Margadonna at (805) 684-7214, ext. 13.

Sincerely,



Craig M. Murray, P.E.  
General Manager

cc: Scott Ellinwood & Associates, 1300 Cravens Lane, Ste. 100, Carpinteria, CA 93013



# CARPINTERIA - SUMMERLAND

## FIRE PROTECTION DISTRICT

---

April 9, 2007

**RECEIVED**

APR 12 2007

Steve Goggia  
Senior Planner  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

COMMUNITY DEVELOPMENT  
DEPARTMENT

RE: Green Heron Springs Condominium  
Project No. 05-1239-DP/TM/GP/LCPA/CDP  
APN 004-013-026

Dear Steve Goggia:

The following items are necessary for fire protection:

1. Visible street address must be posted at the driveway and on the buildings. Numbers shall be a minimum 4 inches high on a contrasting background.
2. Roof access must meet the requirements stated in the Carpinteria Municipal Code.
3. Access to all structures shall conform to the requirements for private roads and driveways set forth in the Santa Barbara County Private Roads & Driveway Standards, Section 8. Minimum paved roadway width of twenty-five feet shall be provided for two way traffic and 20 feet of paved roadway surface shall be provided for the one way loop section.
4. A secondary means of access shall be provided. Such access roadway shall conform to the requirements for private roads and driveways set forth in the Santa Barbara County Private Road & Driveway Standards, Section 8.
5. Approved signs and markings shall be provided for fire apparatus access roads. Roadway clearance shall be maintained in accordance with the provisions of Vehicle Code 22500.

6. When access ways are gated, a Fire District approved key box shall be installed in an accessible location. Prior to installation, the Fire District shall approve the location and type.
7. Public fire hydrants supplying the required fire flow within the required driving distance from the structures shall be provided. Both the Fire District and the applicable Water District shall approve the type of hydrant and the exact location. The new fire hydrant(s) shall be installed and in-service prior to any construction.
8. All new buildings structures shall be protected by an approved automatic fire sprinkler system. Prior to installation, plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to the prevention bureau for approval.
9. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.
10. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a permit application fee is assessed on all plans reviews.
11. Pursuant to C.S.F.P.D. Ordinance No. 92-02 and Carpinteria City Ordinance No. 599, prior to issuance of a "Certificate of Occupancy", the Carpinteria-Summerland Fire Protection District mitigation fee must be paid.

If you need additional information on Fire District conditions, please contact me at 566-2451.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Foster", with a long horizontal line extending to the right.

Ed Foster  
Fire Prevention Officer  
Fire Prevention Bureau



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • P.O. Box 578 • Carpinteria, CA 93014  
Phone (805) 684-2816 • Fax (805) 684-3170

## BOARD OF DIRECTORS

*Frederick Lemere*  
President  
*Jane Van Wingarden*  
Vice President  
*Robert R. Lieberknecht*  
*Matthew T. Roberts*  
*James W. Drain*

October 19, 2005

Mr. Scott Ellinwood  
1300 Cravens Lane  
Carpinteria, CA. 93013

## GENERAL MANAGER

*Charles B. Hamilton*

**SUBJECT: 1300 - 1326 CRAVENS LANE; APN 004-013-026**

Dear Mr. Ellinwood,

Upon review of the preliminary plans for the mixed use development consisting of 34 new condominium units and one existing residential unit, the following are the conditions of approval from the Carpinteria Valley Water District:

1. The Developer shall agree to the conditions of a "Construction of Water Facilities Agreement" prior to approval of a building permit.
2. Separate meters will be required for each unit. The District will determine the size of the meters.
3. If a fire sprinkler system will be required, a set of calculations shall be submitted to the District, by a licensed engineer, providing maximum demand and pressure required for the sprinkler system.
4. All fire lines shall be equipped with a District approved backflow device.
5. All irrigation meters shall be equipped with a District approved backflow device.
6. Submittal of proposed irrigation demand will be required.
7. Submittal of plumbing fixture count will be required.
8. All meters shall be installed within public right-of-way, clear of driveways, within parkways or behind sidewalks.
9. The owner shall pay a Capital Cost Recovery Fee for each water meter and fire line required.
10. The owner shall also deposit a fee at the District to cover the cost in connection with the construction. These costs will include plan checking, engineering, inspections, tie-in, as-built plans, overhead and miscellaneous items as determined by the District. If the amount deposited exceeds actual costs, the District shall refund the unused portion. If the amount deposited does not cover actual cost, the District shall bill the owner for the remaining balance due.
11. All fees required shall be received by the District prior to any signing of route sheets or the issuing of work orders.
12. Fixtures shall be water conserving per plumbing code.

If you should have any questions concerning this matter, please do not hesitate to call me at this office.

Very truly yours,  
CARPINTERIA VALLEY WATER DISTRICT

A handwritten signature in black ink, appearing to read "Robert T. McDonald". The signature is written in a cursive style with a large, sweeping initial "R".

Robert T Mc Donald, PE  
District Engineer

RTM/rg

C: File Copy



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • P.O. Box 578 • Carpinteria, CA 93014  
Phone (805) 684-2816 • Fax (805) 684-3170

## BOARD OF DIRECTORS

*Frederick Lemere*  
President

*Jane Van Wingerden*  
Vice President

*Robert R. Lieberknecht*

*Matthew T. Roberts*

*James W. Drain*

## GENERAL MANAGER

*Charles E. Hamilton*

April 17, 2007

Steve Goggia, Senior Planner  
Community Development Department  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

Re: Project No. 05-1239-DP/TM/GP/LCPA/RZ/CDP; 1300 and 1326 Cravens Lane

Dear Mr. Goggia,

A letter outlining the District's conditions for this project was sent to Mr. Scott Ellinwood, October 19, 2005. I have enclosed a copy of that letter for your convenience.

In addition, the District has comments concerning the following:

- 1) There are two water mains in Cravens Lane, a 10" (shown on the preliminary utility plan) and a 6" main, not shown on the plans.
- 2) The minimum separation between the sewer and water mains is 10 feet horizontal. The preliminary plans indicate that the minimum separation between sewer and water mains in Cravens Lane will not be met.
- 3) The proposed water main needs to make a loop through the property.

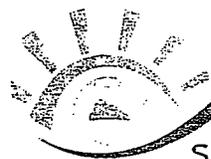
If you should have any questions concerning this matter, please do not hesitate to call me at this office.

Very truly yours,  
CARPINTERIA VALLEY WATER DISTRICT

Robert T. McDonald, PE  
District Engineer

RTM/rg

C: File Copy



Santa Barbara County  
Air Pollution Control District

Our Vision Clean Air

RECEIVED

AUG 28 2005

COMMUNITY DEVELOPMENT  
DEPT.

TO: City of Carpinteria, Community Development Depart  
ATTN: Steve Goggia  
FROM: Vijaya Jammalamadaka *VJ*  
DATE: August 18, 2005  
CASE #: Carp 05-1239-DP/CDP/GP 1300 & 1326 Cravens Lane  
(APN 004-013-026)

The Air Pollution Control District has reviewed the referenced case and offers the following:

- The APCD has no comment on this project at this time.
- Applicant must be issued an APCD permit prior to construction or operation of this project.
- Applicant must apply for an APCD permit exemption prior to land use clearance.
- The applicant should determine whether the structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.
- Applicant is required to complete the attached "Asbestos Demolition/Renovation Notification" form. The completed form should be mailed to the Santa Barbara APCD and EPA Region IX no later than the date specified in number 2 of the instructions.
- Standard dust mitigation measures (dated September 1996) are recommended for all construction and/or grading activities. The name and telephone number of an on site contact person must be provided to the APCD prior to issuance of land use clearance.

cc:

David Ellinwood, Agent  
Project File  
TEA Chron File

Terence E. Dressler Air Pollution Control Officer

**SANTA BARBARA COUNTY  
AIR POLLUTION CONTROL DISTRICT  
STANDARD DUST CONTROL REQUIREMENTS**

1. Dust generated by the development activities shall be retained onsite and kept to a minimum by following the dust control measures listed below. Reclaimed water shall be used whenever possible.
  - a. During clearing, grading, earth moving or excavation, water trucks or sprinkler systems are to be used in sufficient quantities, after each day's activities cease, to prevent dust from leaving the site and to create a crust.
  - b. After clearing, grading, earth moving or excavation is completed the disturbed area must be treated by watering or revegetating; or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - c. During construction, water trucks or sprinkler systems are to be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

2. Importation, Exportation and Stockpiling of Fill Material:

Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Trucks transporting fill material to and from the site shall be tarped from the point of origin.

If the construction site is greater than five acres, gravel pads must be installed at all access points to minimize tracking of mud on to public roads.

3. Activation of Increased Dust Control Measures:

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

4. Recordation of Mitigation Measures:

Prior to land use clearance the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

**ATTACHMENT B**

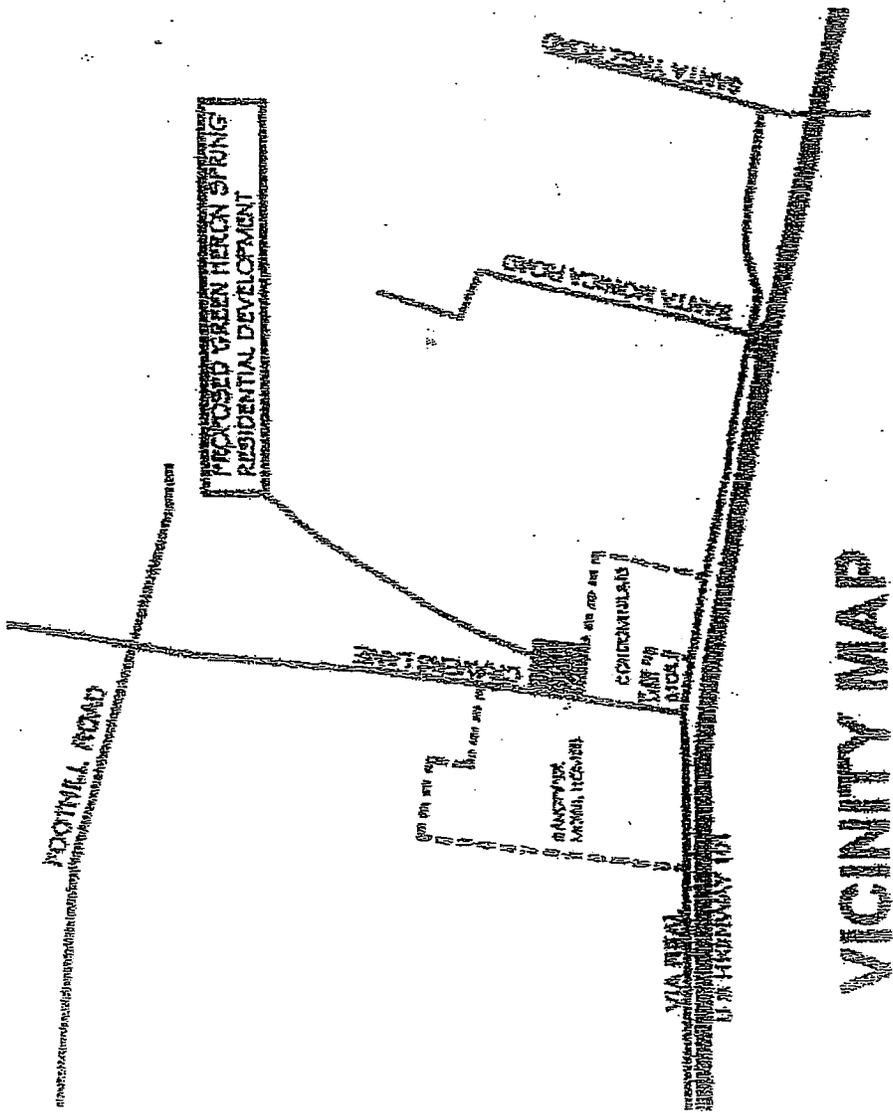
**Reduced copy of Vicinity Map and Project Plans**

**February 27, 2012**

**PROJECT NO. 05-1239-TEX  
GREEN HERON SPRING TIME EXTENSION  
1300 and 1326 Cravens Lane (APN 004-013-026)**

# Green Heron Springs

an environmentally responsible residential development  
 1326 CRAVEN LANE, CARPINTERIA CALIFORNIA A P N: 004-013-026



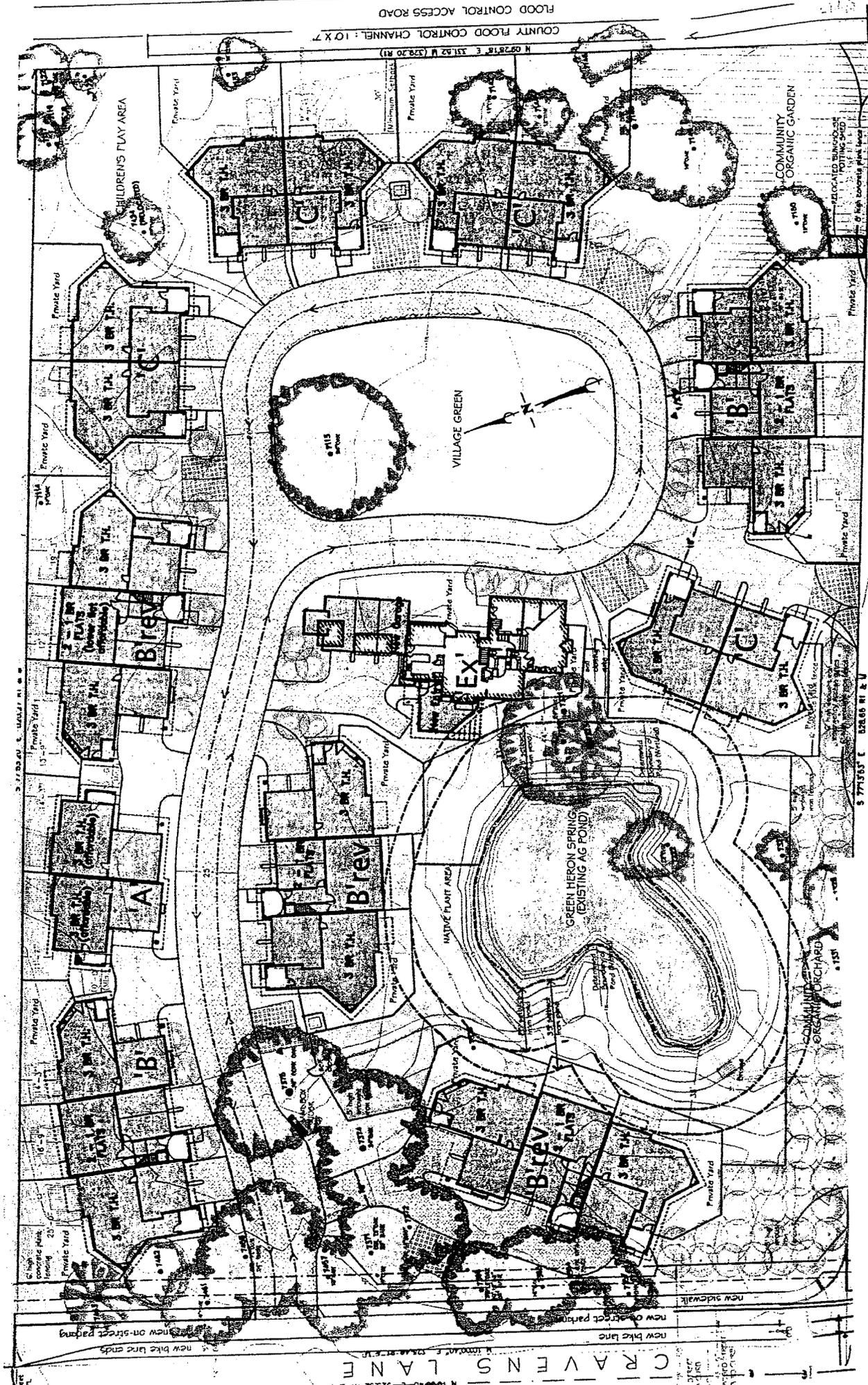
## VICINITY MAP

# Green Heron Springs

an environmentally responsible residential development  
 1326 - 1328 CRAVEN LANE, CARPINTERIA CALIFORNIA A P N: 004-013-026







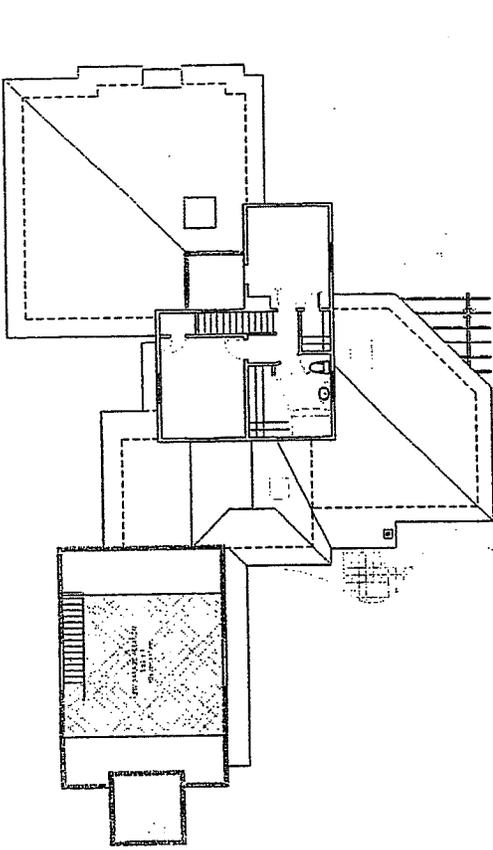
**ATTACHMENT B  
FINAL SITE PLAN  
PROJECT NO. 05-1239- DP/TM/GP/LCPA/RZ/CDP  
GREEN HERON SPRING CONDOMINIUMS**

March 9, 2010

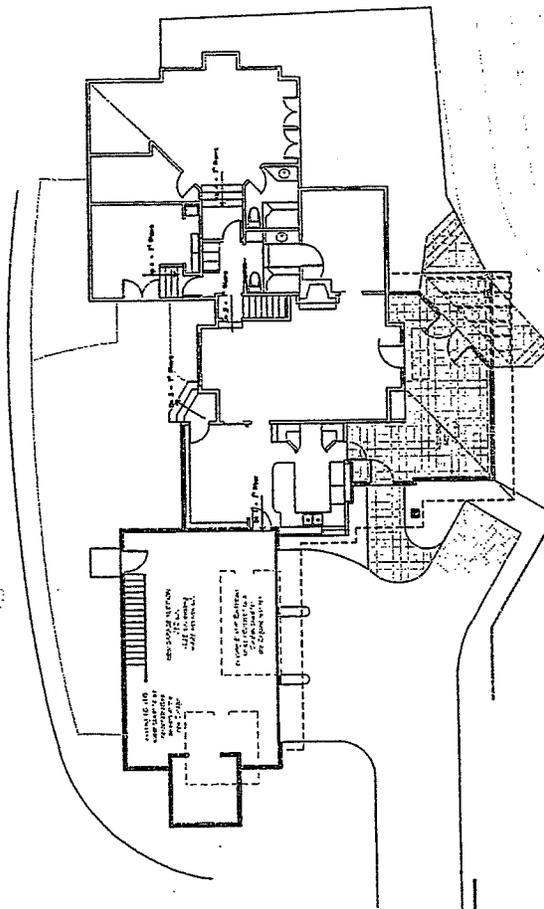
'AY

FRANCISCO

Site Plan as modified by the Coastal Commission's action on 2/5/09



SECOND FLOOR PLAN W/ ADDITIONS

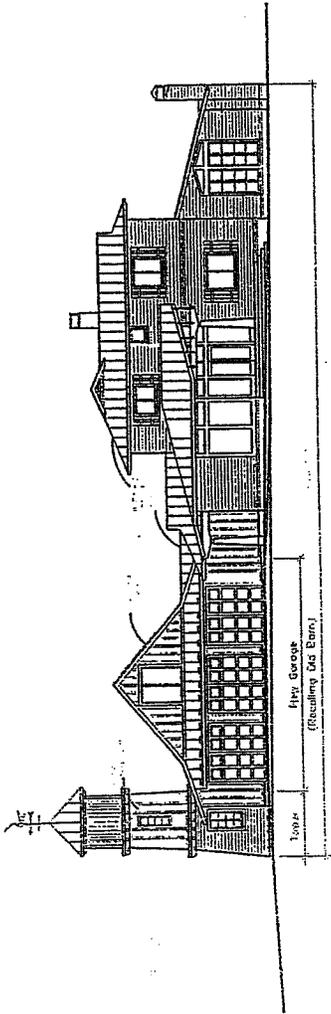


FIRST FLOOR PLAN W/ ADDITIONS

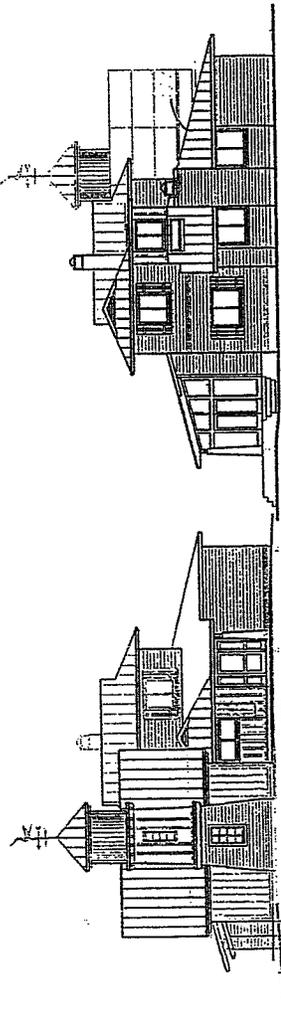
**Green Heron Springs**

An Environmentally responsible residential development  
 in the heart of the historic community of Pine Bluff, Arkansas

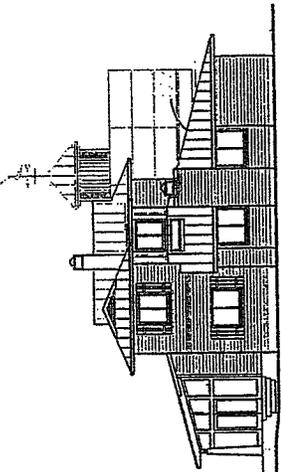
10011 ELLIWOOD, P.O. BOX 1111  
 PINE BLUFF, ARKANSAS 71601  
 PHONE: 501-765-1111 FAX: 501-765-1112



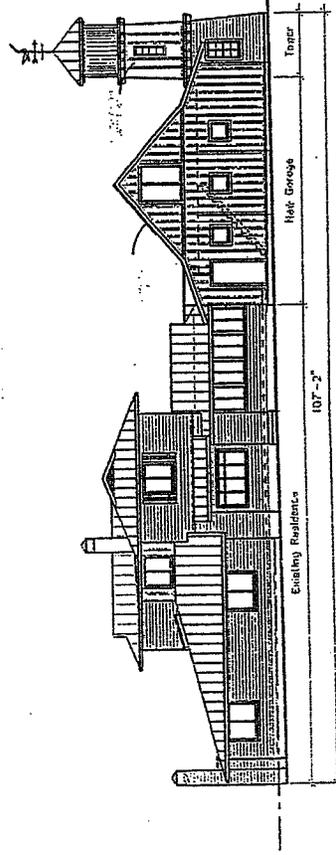
NEW WEST ELEVATION



NEW NORTH ELEVATION



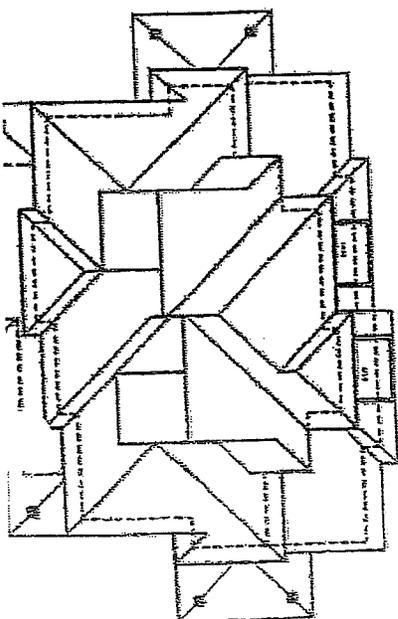
NEW SOUTH ELEVATION



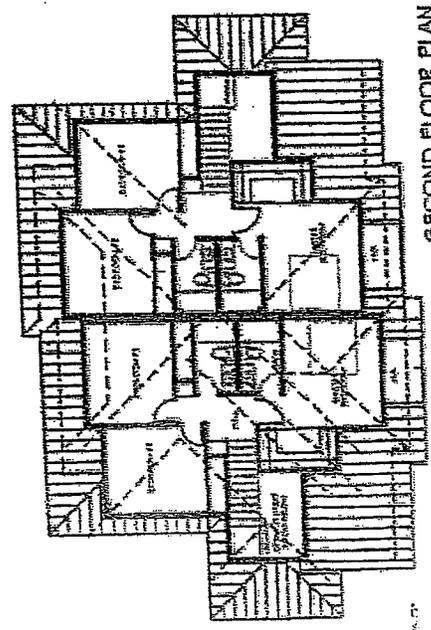
NEW EAST ELEVATION

**RENOVATIONS / ADDITIONS TO  
 1904 HOUSE**

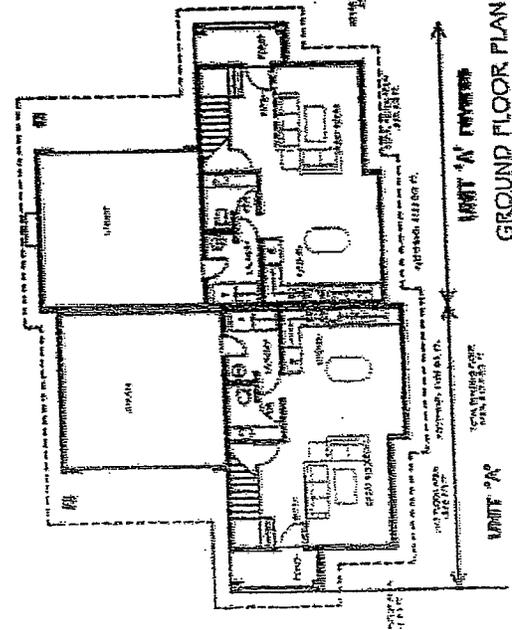
2012.04.14



ROOF PLAN

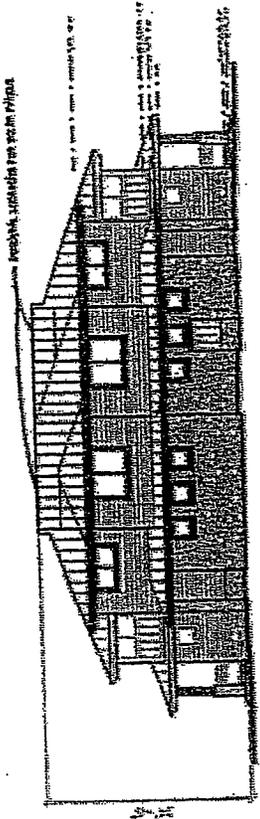


SECOND FLOOR PLAN

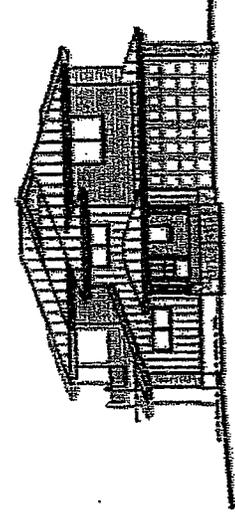


GROUND FLOOR PLAN

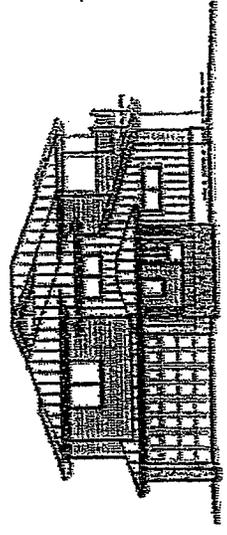
**BUILDING 'A'  
FLOOR PLANS**  
SCALE 1/8" = 1'-0"



BUILDING 'A' SOUTH ELEVATION

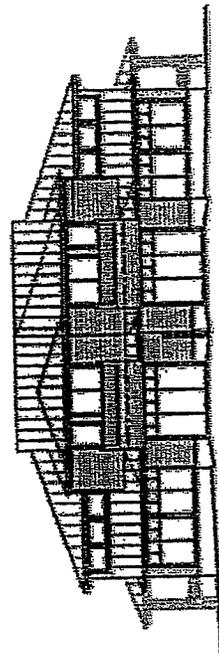


WEST ELEVATION



EAST ELEVATION

BUILDING 'A'

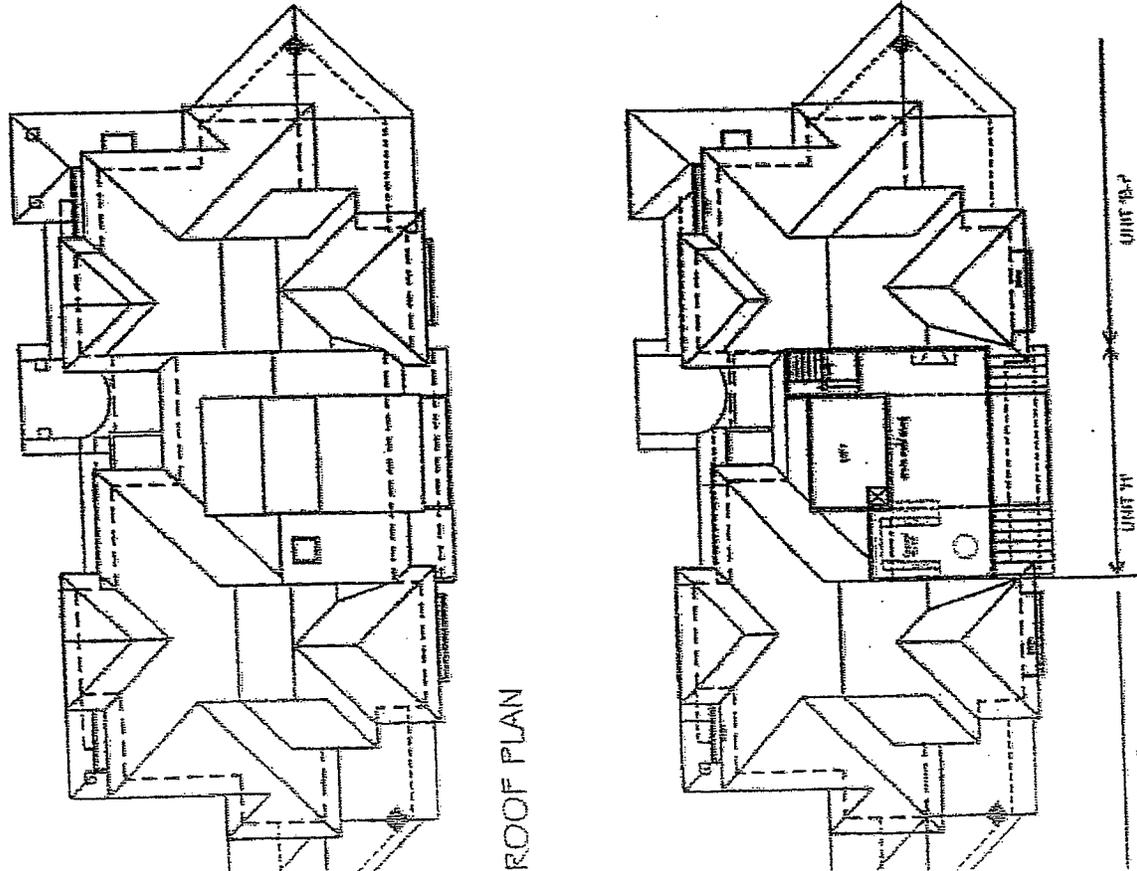
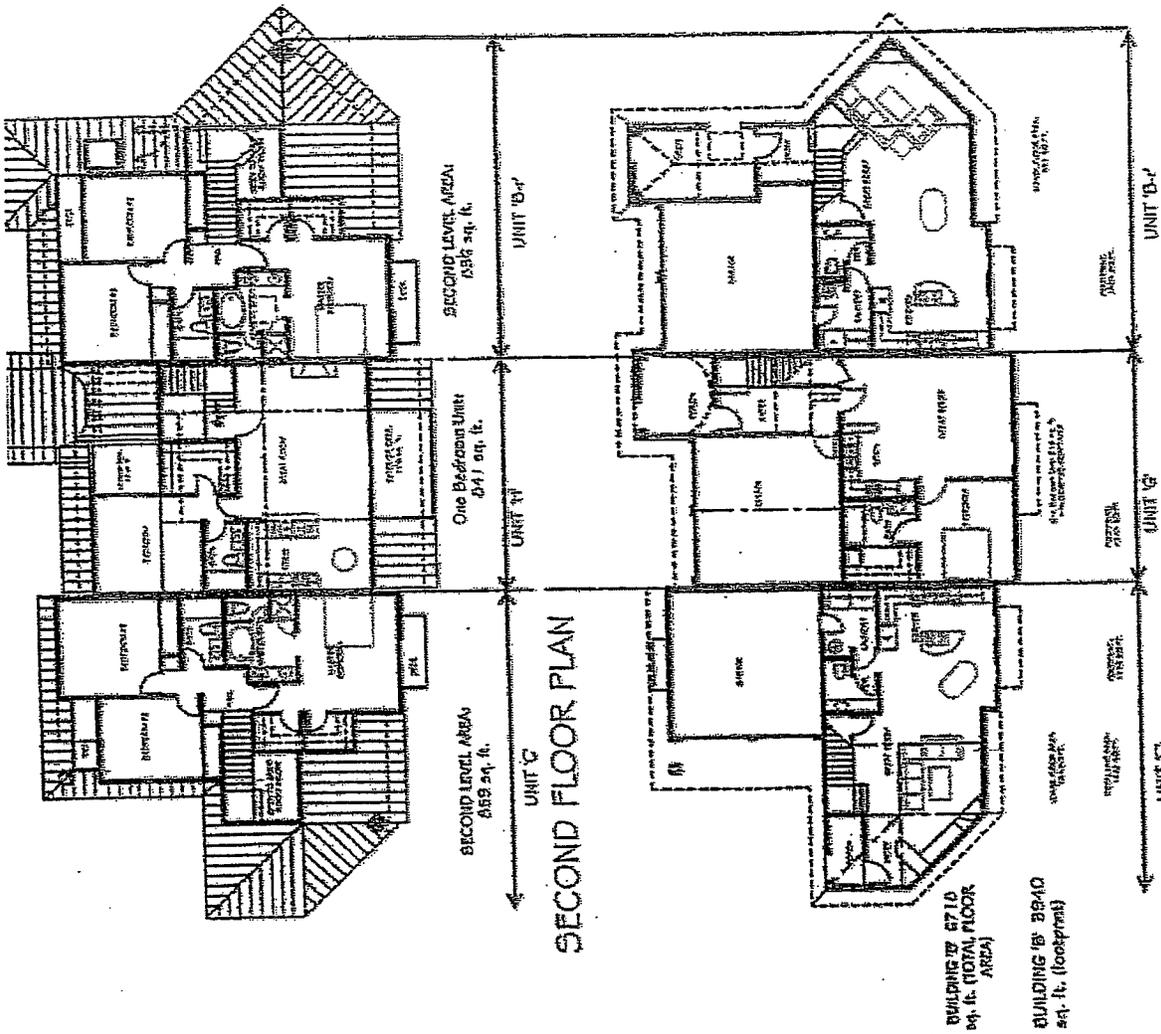


BUILDING 'A' NORTH ELEVATION

**BUILDING 'A' ELEVATIONS**  
SCALE 1/8" = 1'-0"

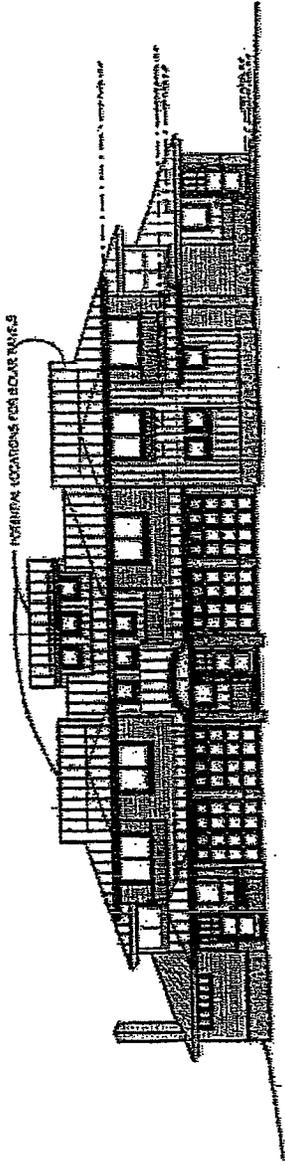
**Green Heron Springs**  
an environmentally responsible residential development  
1809 - 1324 CANYON LANE, CANTON, CALIFORNIA 95921-0100

**SCS LLC BUILDING & ASSOCIATES**  
ARCHITECTS  
1809 - 1324 CANYON LANE, CANTON, CALIFORNIA 95921-0100  
TEL: 916.835.1111 FAX: 916.835.1112  
WWW.SCSLLC.COM

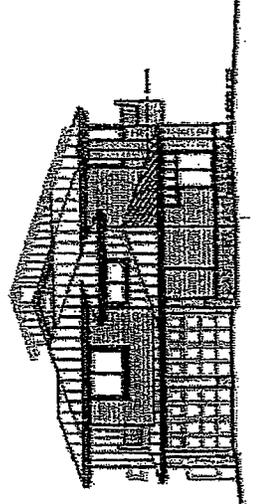


**Green Heron Springs**  
 an environmentally responsible residential development  
 1305 - 1315 CRAWFORD LANE, CRAWFORD COURTES, AT-101-018-010

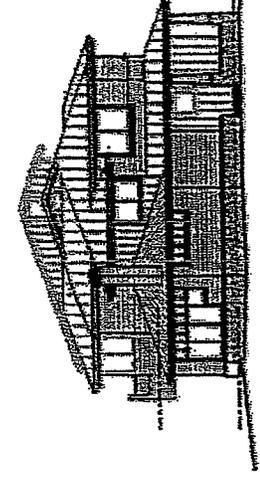
SCOTT KILWORTH & ASSOCIATES  
 ARCHITECTS  
 1000 W. 10TH STREET, SUITE 100  
 DENVER, CO 80202



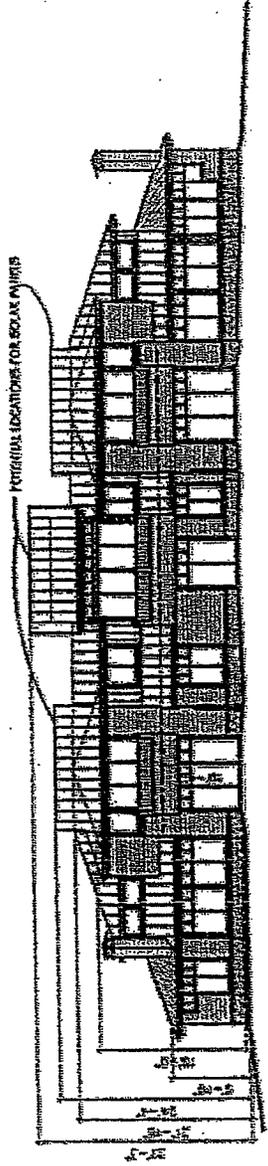
BUILDING 'B' FRONT ELEVATION



BUILDING 'B' RIGHT SIDE ELEVATION



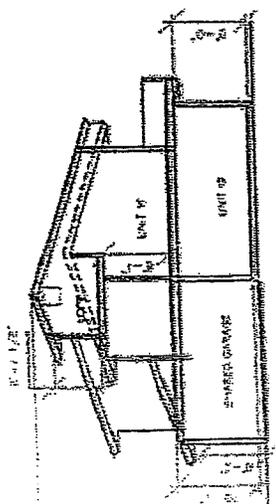
BUILDING 'B' LEFT SIDE ELEVATION



BUILDING 'B' REAR ELEVATION

BUILDING 'B' ELEVATIONS

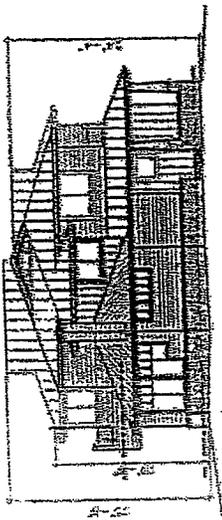
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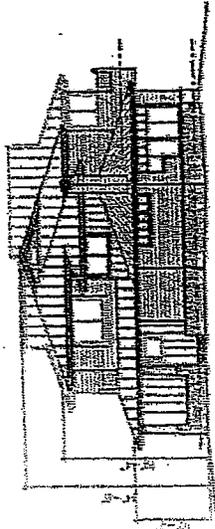
SECTION THROUGH STACKED FLATS

**Green Heron Springs**  
 an environmentally responsible residential development  
 1300 - 1320 CANTON LANE, CARLISLE COUNTRY, AZ 85503-0202

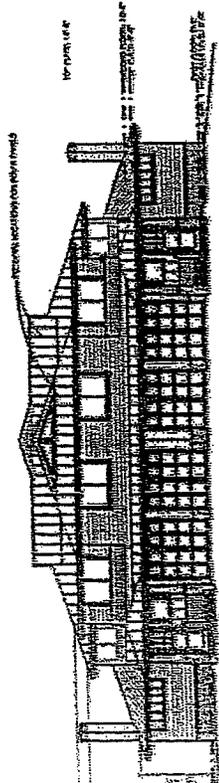




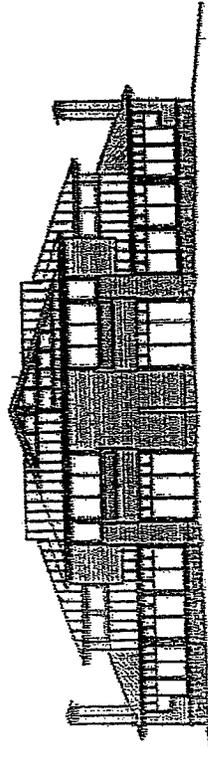
SOUTH ELEVATION



NORTH ELEVATION

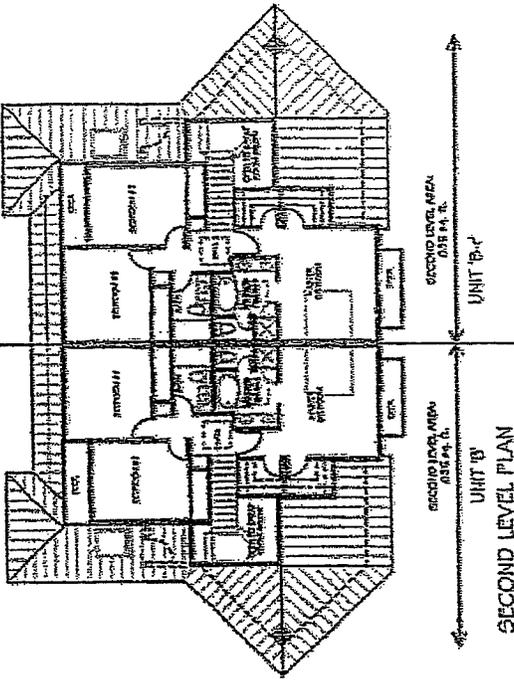


EAST ELEVATION

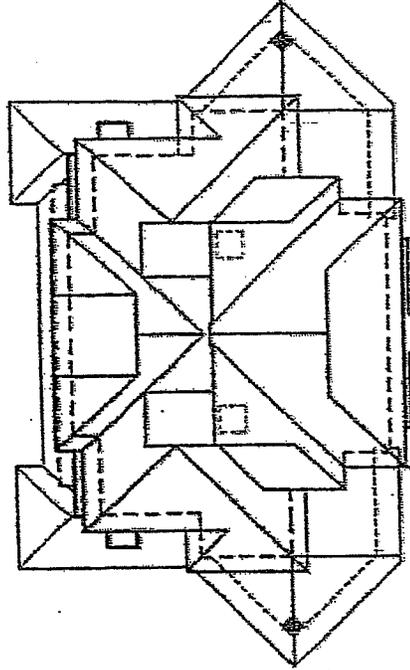


WEST ELEVATION

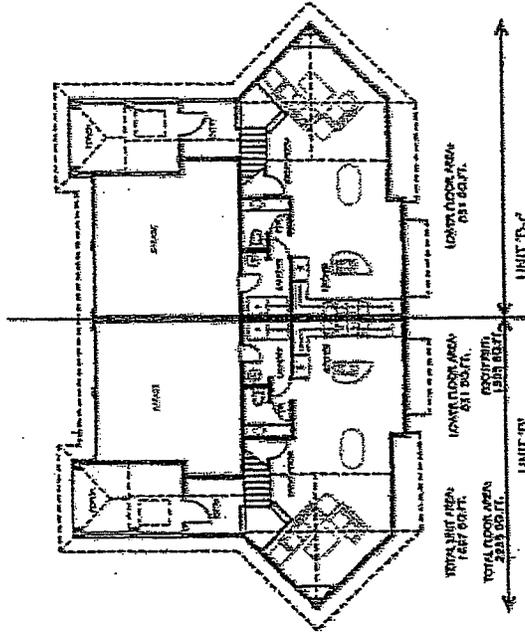
BUILDING 'C' ELEVATIONS  
SCALE: 1/8" = 1'-0"



SECOND LEVEL PLAN



ROOF PLAN



GROUND LEVEL PLAN

BUILDING 'C' FLOOR PLANS  
SCALE: 1/8" = 1'-0"

Green Heron Springs  
an environmentally responsible residential development  
100 - 1155 Campbell Drive, Dunwoody, GA 30015-2111

GREEN HERON SPRINGS  
RESIDENTIAL  
ARCHITECTURE  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
404.261.1234

## Exhibit 2

### Time Extension Request Letter from Applicant

Green Heron Spring Time Extension City Council Staff Report  
February 27, 2012

# Green Heron Spring, LLC

**RECEIVED**

January 24, 2012

JAN 25 2012

City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

COMMUNITY DEVELOPMENT  
DEPARTMENT

Attention: Steve Goggia  
Principal Planner

Dear Steve,

This letter is in support of our application for a three year time extension of the development plan approvals for *Green Heron Spring* – case number 05-1239.

Due to housing and banking market conditions, financing has not been available to complete the Construction Documents and secure Construction Financing for this project to date. Market conditions are improving, as evidenced by the initiation of construction for the residential portion of Lagunitas.

We anticipate securing funding in the near future and are excited that *Southern California Edison* has selected *Green Heron Spring* as a showcase project for their *Sustainable Communities* program. They are currently working with us to help make *Green Heron Spring* a near *Zero Net Energy* development. They have also committed to helping with marketing promotion.

The time extension will allow *Green Heron Spring* to move forward as resources are secured. We are committed to make *Green Heron Spring* a showcase of environmentally responsible development and a delightful place to live.

Thanks for your assistance in processing this request,



Scott Ellinwood, FAIA, LEED AP  
Green Heron Spring, LLC