

ATTACHMENT B-1: CONDITIONS OF APPROVAL

(16AMD-00000-00008)

1. **Proj Des-01 Project Description.** This Conditional Use Permit Amendment is based upon and limited to compliance with the project description, the hearing exhibits marked A-K, dated April 18, 2017, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The All Saints by the Sea Episcopal Church is requesting a Conditional Use Permit Amendment (Case No. 16AMD-00000-0008) and companion Coastal Development Permit (Case No. 16CDP-00000-00049) to allow construction of new additions to the ground floor and basement of the existing Church, interior and exterior renovations, seismic and utility upgrades, and accommodation of a Memorial Chapel and columbarium as well as a renovated organ.

The proposed ground floor additions include a 47 square foot (gross) bay window addition to the north elevation of the Church, a 63 square foot (gross) addition to the rear (east elevation) of the Church and a 915 square foot (gross) addition to the southeastern portion of the Church. A 856 square foot (gross) addition to the existing 569 square foot (gross) underground basement is also proposed.

The proposed additions would accommodate various interior renovations to the Church. An existing organ equipment room in the northeastern portion of the Church would be converted into a 408 square foot (gross) Memorial Chapel and columbarium for the purposes of interment of human cremated ashes. The Memorial Chapel/Columbarium would have interior access to the Church only, and the operation hours would be consistent with the Church hours (Monday through Friday 9:00 am to 5:00 pm and Sunday 8:00 am to 12:00 pm). Interment ceremonies would occur at the conclusion of funeral services, which are permitted under the active Conditional Use Permit (96-CP-070). Typical funeral services at the Church occur mid-day, generally on Saturdays outside of typical Church operation hours. Only members of the All Saints by the Sea Episcopal Church would be interred in the Memorial Chapel. No special events are proposed specific to the Memorial Chapel. No additional employees are required for the Memorial Chapel. An initial 140 niches are proposed, with phased construction of up to a maximum of 620 niches. All niches would be located on the interior of the Memorial Chapel/Columbarium.

Additional interior renovations include the conversion of existing organ equipment rooms to new storage and altar guild rooms with reconfiguration of walls to accommodate the installation of a new organ at the rear of the chancel. The proposed

addition to southeast portion of the Church would accommodate new storage rooms and vesting rooms and the expansion of existing bathroom and flower room facilities. The existing choir room would also be converted into a new seaside chapel area with interior access to the nave via new sliding doors. Structural, seismic, mechanical, electrical, and plumbing systems would also be upgraded throughout the structure.

It is further proposed that the existing interior wood-framed raised floor of the ground level of the Church be removed and replaced with a new structural concrete floor 0'-10" lower than the existing floor level, eliminating the existing crawl space and replacing it with a new concrete slab. The proposed lowering of the floor level will involve the lowering of existing exterior doors and exterior landings. Foundation upgrades along the western half (front, streetside) of the building, as determined necessary by the structural engineer, are also proposed. It is also proposed that 48 linear feet of the north exterior wall and 87 linear feet of the south and west exterior wall be removed and replaced-in-kind to match the existing exterior appearance for the purpose of structural and seismic remediation. Additional wall may require renovation depending upon conditions revealed in the discovery process during the course of construction. Also, an enlarged exterior mechanical equipment yard and 8' high acoustic sound wall at the rear (east) of the building would increase the equipment area from the existing 112 square feet (gross) to a proposed 294 square feet (gross). The equipment area will contain new A.C. condensers to replace the existing condensers. 4,895 square feet of new or rehabilitated landscaping is also proposed. Exterior renovations include remodeled doors and windows, new stone wall veneer, new shingle siding and roofing to match existing, the relocation of an entry and stairs on the south elevation and the reconstruction of an existing outdoor patio with enscripted bricks, south of the Church.

Grading would be less than 50 cubic yards and no native trees are proposed for removal. The parcel would continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access would continue to be provided off of Eucalyptus Lane. The Church is located on a 1.64-acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-333-011, located at 84 Eucalyptus Lane in the Montecito Area, 1st Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The

property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Mitigation Measures from 97-ND-08

3. **Geological Processes-1.** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 16 to November 1) unless a Public Works approved erosion control plan is in place and all measures therein are in effect. In addition, to reduce the effects of dust generation resulting from grading, the soil shall be kept damp during grading activities. Exposed grading surfaces shall be reseeded with ground cover to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 60 days of grading completion.

MONITORING: Permit Compliance shall site inspect during grading to monitor dust generation and 60 days after grading to verify reseeded.

4. **Archaeological Resources-1.** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D 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 County Archaeological Guidelines. If remains found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** this Condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of a Coastal Development Permit and shall spot check in the field.

5. **Noise1.** Proposed structural additions shall be constructed in a manner which reduces interior noise levels from exterior sources to a maximum of 45 dB. Prior to occupancy clearance, the applicant shall submit an acoustical analysis which indicates that interior noise levels do not exceed 45 dB. **Plan Requirements/Timing:** This condition shall be printed as a textual note on all sheets of the building plans prior to Coastal Development Permit approval.

MONITORING: Building & Safety shall determine that the proposed construction methods/materials are capable of reducing interior noise levels to 45 dB or less during final plan check, and verify results of the acoustical analysis prior to occupancy clearance.

6. **Noise-2.** Construction activity for site preparation and for renovations and additions shall be limited to the hours between 7:00 a.m. and 4:30 p.m. Monday through Friday and no construction shall be permitted during state holidays (e.g. Thanksgiving). 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:** A sign stating these restrictions shall be provided by the applicant and posted at visible location along Eucalyptus Lane. **Timing:** The sign shall be in place prior to Coastal Development Permit approval and throughout grading and construction activities.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

7. **Aesthetic/Visual Resources-1.** Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel, to prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture shall be depicted on the final site plans.

MONITORING: Planning and Development shall review final plans for compliance with this measure prior to approval of a Coastal Development Permit for the project. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final site plans.

Conditional Use Permit Conditions from 96-CP-070

8. Landscaping shall be maintained for the life of the project.
9. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible
10. Any use authorized by this CUP shall immediately cease upon expiration or revocation of this CUP. Any CDP issued pursuant to this CUP shall expire upon expiration or revocation of the CUP. CUP renewals must be applied for prior to expiration of the CUP.
11. The applicant's acceptance of this permit and/or operations under this permit shall be deemed to be acceptance by the permittee of all conditions of this permit.
12. This permit is issued pursuant to the provisions of Section 35-172 of Article II of the Code of Santa Barbara County and is subject to the foregoing conditions and limitations; and this permit is further governed by the following provisions:
 - a. If any conditions of the Conditional Use Permit are not complied with, the Planning Commission, after written notice to permittee and a noticed public hearing, may in addition to revoking the permit, amend, alter, delete or add conditions to this permit at a subsequent public hearing noticed for such action.
 - b. Said time may be extended by the Planning Commission one time for good cause

shown, provided a written request including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.

Project Specific Conditions

13. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

14. **WatCons-03 Water Conservation in Landscaping.** The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of the CDP, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a Water Efficient Landscape Ordinance Supplemental application.
TIMING: The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to issuance of the CDP. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
MONITORING: Permit Compliance shall check in the field prior to Final Building Inspection Clearance.
PLAN REQUIREMENTS: The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.

15. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way of Eucalyptus Lane. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Coastal Development Permit.
TIMING: This restriction shall be maintained throughout construction.
MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-

distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

16. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all grading and building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

17. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as necessary. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all grading and building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

County Rules and Regulations

18. **Rules-02 Effective Date-Appealable to CCC.** This Condition Use Permit Amendment shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].

19. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning

and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

20. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
21. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Coastal Development Permit within the 18 months following the effective date of this Conditional Use Permit Amendment. If the required Coastal Development Permit is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with the Article II Coastal Zoning Ordinance, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
22. **Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with the Article II Coastal Zoning Ordinance. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Coastal Development Permit approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [ARTICLE II §35-172.9].
23. **Rules-23 Processing Fees Required.** Prior to issuance of Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
24. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated October 18, 2016;
25. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the

Owner/Applicant shall:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit in accordance with the fee contained in the Board-adopted Land Development Fee Schedule prior to approval of Coastal Development Permit as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - c. Note the following on each page of grading and building plans “This project is subject to Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes and conditions of approval”;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
26. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
27. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions

and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT B-2: CONDITIONS OF APPROVAL

(16CDP-00000-00049)

1. **Proj Des-01 Project Description.** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-K, dated April 18, 2017, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The All Saints by the Sea Episcopal Church is requesting a Conditional Use Permit Amendment (Case No. 16AMD-00000-00008) and companion Coastal Development Permit (Case No. 16CDP-00000-00049) to allow construction of new additions to the ground floor and basement of the existing Church, interior and exterior renovations, seismic and utility upgrades, and accommodation of a Memorial Chapel and columbarium as well as a renovated organ.

The proposed ground floor additions include a 47 square foot (gross) bay window addition to the north elevation of the Church, a 63 square foot (gross) addition to the rear (east elevation) of the Church and a 915 square foot (gross) addition to the southeastern portion of the Church. A 856 square foot (gross) addition to the existing 569 square foot (gross) underground basement is also proposed.

The proposed additions would accommodate various interior renovations to the Church. An existing organ equipment room in the northeastern portion of the Church would be converted into a 408 square foot (gross) Memorial Chapel and columbarium for the purposes of interment of human cremated ashes. The Memorial Chapel/Columbarium would have interior access to the Church only, and the operation hours would be consistent with the Church hours (Monday through Friday 9:00 am to 5:00 pm and Sunday 8:00 am to 12:00 pm). Interment ceremonies would occur at the conclusion of funeral services, which are permitted under the active Conditional Use Permit (96-CP-070). Typical funeral services at the Church occur mid-day, generally on Saturdays outside of typical Church operation hours. Only members of the All Saints by the Sea Episcopal Church would be interred in the Memorial Chapel. No special events are proposed specific to the Memorial Chapel. No additional employees are required for the Memorial Chapel. An initial 140 niches are proposed, with phased construction of up to a maximum of 620 niches. All niches would be located on the interior of the Memorial Chapel/Columbarium.

Additional interior renovations include the conversion of existing organ equipment rooms to new storage and altar guild rooms with reconfiguration of walls to accommodate the installation of a new organ at the rear of the chancel. The proposed addition to southeast portion of the Church would accommodate new storage rooms and vesting rooms and the expansion of existing bathroom and flower room facilities. The existing choir room would also be converted into a new seaside chapel area with interior access to the nave via new sliding doors. Structural, seismic, mechanical, electrical, and plumbing systems would also be upgraded throughout the structure.

It is further proposed that the existing interior wood-framed raised floor of the ground level of the Church be removed and replaced with a new structural concrete floor 0'-10" lower than the existing floor level, eliminating the existing crawl space and replacing it with a new concrete slab. The proposed lowering of the floor level will involve the lowering of existing exterior doors and exterior landings. Foundation upgrades along the western half (front, streetside) of the building, as determined necessary by the structural engineer, are also proposed. It is also proposed that 48 linear feet of the north exterior wall and 87 linear feet of the south and west exterior wall be removed and replaced-in-kind to match the existing exterior appearance for the purpose of structural and seismic remediation. Additional wall may require renovation depending upon conditions revealed in the discovery process during the course of construction. Also, an enlarged exterior mechanical equipment yard and 8' high acoustic sound wall at the rear (east) of the building would increase the equipment area from the existing 112 square feet (gross) to a proposed 294 square feet (gross). The equipment area will contain new A.C. condensers to replace the existing condensers. 4,895 square feet of new or rehabilitated landscaping is also proposed. Exterior renovations include remodeled doors and windows, new stone wall veneer, new shingle siding and roofing to match existing, the relocation of an entry and stairs on the south elevation and the reconstruction of an existing outdoor patio with enscripted bricks, south of the Church.

Grading would be less than 50 cubic yards and no native trees are proposed for removal. The parcel would continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access would continue to be provided off of Eucalyptus Lane. The Church is located on a 1.64-acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-333-011, located at 84 Eucalyptus Lane in the Montecito Area, 1st Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

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

Mitigation Measures from 97-ND-08

3. **Geological Processes-1.** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 16 to November 1) unless a Public Works approved erosion control plan is in place and all measures therein are in effect. In addition, to reduce the effects of dust generation resulting from grading, the soil shall be kept damp during grading activities. Exposed grading surfaces shall be reseeded with ground cover to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 60 days of grading completion.

MONITORING: Permit Compliance shall site inspect during grading to monitor dust generation and 60 days after grading to verify reseeded.

4. **Archaeological Resources-1.** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D 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 County Archaeological Guidelines. If remains found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** this Condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of a Coastal Development Permit and shall spot check in the field.

5. **Noise1.** Proposed structural additions shall be constructed in a manner which reduces interior noise levels from exterior sources to a maximum of 45 dB. Prior to occupancy clearance, the applicant shall submit an acoustical analysis which indicates that interior noise levels do not exceed 45 dB. **Plan Requirements/Timing:** This condition shall be printed as a textual note on all sheets of the building plans prior to Coastal Development Permit approval.

MONITORING: Building & Safety shall determine that the proposed construction

methods/materials are capable of reducing interior noise levels to 45 dB or less during final plan check, and verify results of the acoustical analysis prior to occupancy clearance.

6. **Noise-2.** Construction activity for site preparation and for renovations and additions shall be limited to the hours between 7:00 a.m. and 4:30 p.m. Monday through Friday and no construction shall be permitted during state holidays (e.g. Thanksgiving). 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:** A sign stating these restrictions shall be provided by the applicant and posted at visible location along Eucalyptus Lane. **Timing:** The sign shall be in place prior to Coastal Development Permit approval and throughout grading and construction activities.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

7. **Aesthetic/Visual Resources-1.** Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel, to prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture shall be depicted on the final site plans.

MONITORING: Planning and Development shall review final plans for compliance with this measure prior to approval of a Coastal Development Permit for the project. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final site plans.

Project Specific Conditions

8. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
9. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way of Eucalyptus Lane. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and

storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Coastal Development Permit.

TIMING: This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

10. **WatCons-03 Water Conservation in Landscaping.** The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of the CDP, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a Water Efficient Landscape Ordinance Supplemental application.

TIMING: The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to issuance of the CDP. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

MONITORING: Permit Compliance shall check in the field prior to Final Building Inspection Clearance.

PLAN REQUIREMENTS: The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.

11. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all grading and building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

12. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks,

or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as necessary. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

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County Rules and Regulations

13. **Rules-02 Effective Date-Appealable to CCC.** This Condition Use Permit Amendment shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
14. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
15. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
16. **Rules-23 Processing Fees Required.** Prior to issuance of Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
17. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated October 18, 2016;
18. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which

must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
- b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit in accordance with the fee contained in the Board-adopted Land Development Fee Schedule prior to approval of Coastal Development Permit as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
- c. Note the following on each page of grading and building plans “This project is subject to Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes and conditions of approval”;
- d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

19. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
20. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated

language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.



**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

October 18, 2016

Stephanie Swanson
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: APCD Suggested Conditions on the All Saints by the Sea Addition, 16AMD-00000-00008

Dear Ms. Swanson:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of an amendment to the CUP (96-CP-70) to allow for an 814 square foot (sq ft) addition to the eastern elevation of the church, a 52 sq ft bay window addition to the northern elevation of the church and an interior remodel to accommodate office space, accessible restrooms, and storage spaces. Structural, seismic, mechanical, electrical, and plumbing systems would be upgraded as well. No grading is proposed. The subject property, a 1.65-acre parcel zoned 15-R-1 and identified in the Assessor Parcel Map Book as APN 009-333-011, is located at 84 Eucalyptus Lane in the unincorporated Montecito area.

Air Pollution Control District staff offers the following suggested conditions:

1. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (APCD Form ENF-28 or APCD Form ENF-28e), which can be downloaded at www.ourair.org/compliance-forms/ for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should visit www.ourair.org/asbestos/ to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.
2. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
3. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to building permit issuance. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at NightingaleK@sbcapcd.org.

Sincerely,

A handwritten signature in cursive script that reads "Krista Nightingale".

Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Bob Easton
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, 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.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- 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 grading/building permit issuance and/or map clearance.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.