

BOARD OF FORESTRY AND FIRE PROTECTION

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To: Resource Protection Committee

From: Edith Hannigan, Analyst

Date: March 23, 2016

Re: Santa Barbara County 4290 Certification Request

On November 3, 2015, Santa Barbara County Fire submitted their County Code Chapter 15 for certification by the Board of Forestry and Fire Protection in lieu of PRC 4290/14 CCR § 1270. Staff conducted a review of the submitted ordinances, standards, and other county codes with Shawn Steiner and Fred Tan, Fire Prevention Captains, and has provided a comparison matrix indicating where each state regulation is addressed in the county codes/standards.

In the Certification Matrix, members will find highlighted regulations where the County standard is different from or in some respect less than the state regulation. Staff requests Board members review the attached matrix, particularly the highlighted sections, prior to the April 5 RPC meeting to determine whether to issue a certification to the county to utilize the submitted ordinances in the SRA in lieu of 14 CCR § 1270.

There are several codes, ordinances, and standards used by Santa Barbara to address fire safe development throughout the county. In the comparison matrix, there is reference to:

- Santa Barbara County Code Chapters 15 and 35
- Santa Barbara Fire Development Standards #1-7
- Santa Barbara County Public Works Engineering Design Standards

all of which are attached to this memo. Should you need to reference the California Fire Code, it can be accessed online at <http://codes.iccsafe.org/app/book/toc/2013/2013%20California/13Fire/index.html>.

**California Board of Forestry and Fire Protection
SRA Fire Safe Regulations
Certification Matrix**



Without an accompanying letter from the Board of Forestry and Fire Protection, completion of this matrix does not indicate Board certification approval or denial of submitted local ordinances under 14 CCR § 1270.03. This matrix does not reflect the full text of the regulations and should be used as a guide only.

<i>Internal Use Only</i>			
Jurisdiction	Date Received	Board Meeting Date	Board Action
Santa Barbara County	November 3, 2015	April 6, 2015	

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
Sec. 1270 Title <i>Statement of the title of regulation</i>	Santa Barbara County Code (SBCC) Chapter 15-3 Section 101	
Sec. 1270.01 Purpose <i>Statement of the purpose of regulation</i>	SBCC Chapter 15-3 Section 101	
Sec. 1270.02 Scope <i>Statement of the scope of regulation</i>	SBCC Chapter 15-3 Section 101	
Sec. 1270.03 Local Ordinances <i>Board may certify local ordinances</i>	N/A	
Sec. 1270.04 Provisions for Application of These Regulations <i>How these regulations will be applied</i>	SBCC Chapter 15-3 Section 102	
Sec. 1270.05 Inspection Authority <i>Establishing responsibility for enforcement</i>	SBCC Chapter 15-3 Section 104	
Sec. 1270.06 Inspections <i>Authorization to conduct inspections</i>	SBCC Chapter 15-3 Section 106	
Sec. 1270.07 Exceptions to Standards <i>Exceptions will be made on a case-by-case basis where the exception provides for same practical effect. Exceptions granted shall be forwarded to the CAL FIRE Unit Headquarters.</i>	SBCC Chapter 15-3 Appendix A, Section A101.1 Code section creates Board of Appeals to “determine suitability of alternate materials and types of construction and to provide reasonable interpretations of this code”	
Sec. 1270.08 Requests for Exceptions <i>Requests shall be made in writing, stating the section(s), material facts, the exception proposed, and a map.</i>	SBCC Chapter 15-3 Appendix A, Section A101.1 Code section creates Board of Appeals but does not specify requirements for submitting exception requests	N
Sec. 1270.09 Appeals <i>Applicants may appeal exception denials. The inspection authority shall be consulted. If an appeal is granted, findings must be made and forwarded to CAL FIRE Unit HQ.</i>	SBCC Chapter 15-3 Appendix A, Section A101.1	
Sec. 1271.00 Definitions <i>Definitions</i>	SBCC Chapter 15-3 Section 202	
Sec. 1271.05 Distance Measurements <i>Distance measurements are along the ground.</i>	No relevant code section	N
Sec. 1272.00 Maintenance of Defensible Space	SBCC Chapter 15, SBC Development Standard #6	

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Measures <i>Defensible space maintenance plans shall be provided.</i></p>	<p>-development standard not referenced in code This development standard cites incorrect sections of 14 CCR regarding defensible space in 6.2.1 – should be <i>Subchapter 2, Article 5 Fuel Modification Standards and Subchapter 3, Fire Hazard, Article 3. Fire Hazard Reduction Around Buildings and Structures</i>, not Subchapter 2 Articles 1-5</p>	
<p>Sec. 1273.00 Intent <i>Unobstructed traffic circulation during a wildfire emergency and concurrent fire equipment and civilian movement.</i></p>	<p>SBCC Chapter 15, SBC Development Standard #1</p>	
<p>Sec. 1273.01 Road Width <i>Roads shall have a minimum of two 10-foot traffic lanes, not including shoulder and striping.</i></p>	<p>SBCC Chapter 15, SBC Development Standard #1, 1.A.1 Striping not excluded from roadway measurements</p>	N
<p>Sec. 1273.02 Roadway Surface <i>Designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds; provide an all-weather aggregate base; project proponent shall provide engineering specifications to support design if requested.</i></p>	<p>SBCC Chapter 15, SBC Development Standard #1, 1.E, 3.E-H</p>	
<p>Sec. 1273.03 Roadway Grades <i>The grade of roads shall not exceed 16%.</i></p>	<p>SBCC Chapter 15, SBC Development Standard #1, 3.I</p>	
<p>Sec. 1273.04 Roadway Radius <i>Horizontal inside turning radius minimum 50 feet; additional 4 foot with added to curves of 50 to 100 foot radius; additional 2 feet shall be added to curves from 100 to 200 feet. Vertical curves no less than 100 feet.</i></p>	<p>SBCC Chapter 15, SBC Development Standard #1, 2.F</p>	
<p>Sec. 1273.05 Roadway Turnarounds <i>Required on driveways and dead-end roads. Minimum turning radius shall be 40 feet, not including parking. The top of the “T” in a hammerhead/T turnaround shall be 60 feet.</i></p>	<p>SBCC Chapter 15, SBC Development Standard #1, 2.D, diagrams on pages 9, 10, 14, 15</p>	

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Sec. 1273.06 Roadway Turnouts <i>Shall be a minimum of 12 feet wide, 30 feet long, and a 25 foot taper at both ends.</i></p>	<p>SBCD Chapter 15, SBC Development Standard #1, 1.A.5 This standard applies to driveways only. No general ordinance/use of turnouts on driveways.</p>	N
<p>Sec. 1273.07 Roadway Structures <i>Designed to carry maximum load according to CVC; must have signage posting maximum weight and height; constructed and maintained according to AASHTO HB-17; one-way bridges must have unobstructed visibility and turnouts each end.</i></p>	<p>SBCD Chapter 15, SBC Development Standard #1, 3.M.3</p>	
<p>Sec. 1273.08 One-Way Roads <i>All one way roads will have a minimum 12 foot traffic lane, not including shoulders. All one-way roads shall connect a two lane roadway at both ends. Maximum access to no more than 10 dwelling units. Maximum length 2,640 feet. Turnout constructed at approximately mid-point.</i></p>	<p>No one way road standards indicated Santa Barbara generally does not allow one way roads as a development tool, per conversation with county fire prevention captain</p>	N
<p>Sec. 1273.09 Dead-End Roads <i>The length of dead-end roads is limited, based upon zoning.</i> -800 feet for parcel zoned for less than one acre. -1320 feet for parcel zoned one to five acres -2640 feet for parcel zoned five acres to 20 acres -5280 feet for parcel zoned larger than 20 acres</p>	<p>SBC County Public Works Engineering Design Standards 4.3C, 5.1K SBC FD Standard #1, II.D It looks like they use the term “cul-de-sac” instead of “dead-end road” in which case this meets the definition</p>	
<p>Sec. 1273.10 Driveways <i>All driveways will provide a minimum 10 foot width traffic lane with a minimum width of 14 feet unobstructed horizontal clearance and vertical clearance of 15 feet. Driveways greater than 150 feet but less than 800 feet shall provide a turnout near the midpoint; turnouts every 400 feet if driveway >800 feet. A turnaround is required on all building sites with driveways over 300 feet in length, sited within 50 feet of building.</i></p>	<p>SBC FD Standard #1, 1.A.1 SBC FD Standard #1, 1.A.5 – requires turnouts every 500 feet for driveways that are 12 or 16 feet wide SBC FD Standard #1, 1.B SBC FD Standard #1, III.N.1 is 13’6” clearance, not 15”</p>	N

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Sec. 1273.11 Gate Entrances <i>Gates shall be at least 2 feet wider than the width of the traffic lane. Minimum width of 14 feet unobstructed horizontal clearance and 15 feet vertical clearance. All gates shall be located 30 feet from the roadway shall provide unobstructed traffic access on the roadway. Security gates shall not be installed without approval. Where a one-way road provides access to a gated entrance, a 40 foot turning radius shall be used.</i></p>	<p>SBC FD Standard #7 -gates serving driveway that accesses 4 or fewer SFH shall be same size as driveway width -when a single roadway is provided for ingress/egress, width shall be same size as driveway width -when there are separate roadways for ingress/egress, width shall be at least 15 feet -more width may be required depending on number of homes served SBC FD Standard #1, III.M.2</p>	N
<p>Sec. 1274.00 Intent <i>Roadways and buildings are to be clearly identified.</i></p>	<p>SBCC Chapter 15 SBCC Chapter 35, Article 35.7 page 7-6</p>	
<p>Sec. 1274.01 Size of Letters, Numbers and Symbols for Street and Road Signs <i>Size of letters and numbers on street signs to be minimum 4 inch height, 0.5 inch stroke, reflectorized and contrasting with background.</i></p>	<p>SBCC, Chapter 35 – Zoning. Article 35.7 Site Development Regulations SBC FD Standard #1 III.O.1-6 does not meet SBC Public Works Engineering Design Standards 7. Traffic Control Index 7-060 Street Name Signs has size of letters/numbers by speed limit on road. Smallest letter size is 4’ capital letters, 3’ lowercase</p>	N
<p>Sec. 1274.02 Visibility and Legibility of Street and Road Signs <i>Street signs to visible in both directions for a minimum distance of 100 feet.</i></p>	<p>SBCC, Chapter 35 – Zoning SBC Public Works Engineering Design Standards 7. Traffic Control Index refers to CA MUTCD SBC FD Standard #1 III.O.1-6 – does not meet</p>	N
<p>Sec. 1274.03 Height of Street and Road Signs <i>Height of street signs to be uniform county wide.</i></p>	<p>SBCC, Chapter 35 – Zoning SBC Public Works Engineering Design Standards 7. Traffic Control Index refers to CA MUTCD SBC FD Standard #1 III.O.1-6 – does not meet</p>	N
<p>Sec. 1274.04 Names and Numbers on Street and Road Signs <i>Streets to be identified in a consistent countywide system. Signs to be mounted in a uniform manner.</i></p>	<p>SBCC Chapter 35, Article 35.7 page 7-3 SBC Public Works Engineering Design Standards 7. Traffic Control Index refers to CA MUTCD</p>	
<p>Sec. 1274.05 Intersecting Roads, Streets and Private Lanes <i>Street signs shall be at provided road intersections.</i></p>	<p>SBCC Chapter 35, Article 35.7 page 7-3 SBC Public Works Engineering Design Standards 7. Traffic Control Index refers to CA MUTCD</p>	

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Sec. 1274.06 Signs Identifying Traffic Access Limitations <i>Shall be placed at the intersection preceding the limitation, no more than 100 feet before the limitation</i></p>	<p>SBC Public Works Engineering Design Standards 7. Traffic Control Index refers to CA MUTCD</p>	
<p>Sec. 1274.07 Installation of Road, Street and Private Lane Signs <i>Street signs shall be installed prior to final acceptance by local jurisdiction for road improvements.</i></p>	<p>SBC Public Works Engineering Design Standards Section 6 page 3 #13</p>	
<p>Sec. 1274.08 Addresses for Buildings <i>All buildings shall be addressed according to the jurisdiction's address system. Each dwelling unit shall be separately identified.</i></p>	<p>SBCC Chapter 35 Article 35.7 page 7-7</p>	
<p>Sec. 1274.09 Size of Letters, Numbers and Symbols for Addresses <i>Letter and numbers for addresses must be minimum 4 inch high, 0.5 inch stroke and contrasting background. Address shall be visible from street.</i></p>	<p>SBC FD Standard #1 III.O.1-6 does not meet SBCC Chapter 15 Section 505.1 does not meet SBCC Chapter 35 Article 35.7 page 7-8 does not meet</p>	N
<p>Sec. 1274.10 Installation, Location and Visibility of Addresses <i>All buildings must be clearly identified. Shall have a permanently posted address placed at each driveway entrance, visible from both directions of travel along road. Address shall be posted during construction and maintain thereafter. Address signs along one-way road shall be visible from both intended direction of travel and opposite direction. Multiple addresses on a single driveway shall be mounted on a single post. Addresses for single commercial business shall be placed at the nearest intersection providing access</i></p>	<p>SBCC Chapter 35 Article 35.7 page 7-8 does not meet: -visible from both directions of travel -visible from both directions on one-way roads -commercial business addresses SBC FD Standard #1 III.O.1-6 does not meet</p>	N

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<i>to the site.</i>		
Sec. 1275.00 Intent <i>Emergency water for wildfire protection shall be available, accessible, and maintained.</i>	SBC FD Standard #2 SBC FD Standard #3	
Sec. 1275.01 Application <i>Emergency water systems shall be installed and made serviceable prior to and during the time of construction except for alternatives approved by the authority having jurisdiction.</i>	SBC FD Standard #2 SBC FD Standard #3 Nothing in these standards says anything about when water systems should be installed	N
Sec. 1275.10 General Standards <i>System must meet or exceed NFPA 1142 and California Fire Code fire flow requirements. Water may be provided in a mobile water tender or other containment structure. Nothing prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless prohibited by local ordinance. Freeze protection when required.</i>	SBC FD Standard #2 SBC FD Standard #3	
Sec. 1275.15 Hydrant/Fire Valve <i>Hydrant shall be 18 inch above ground, 8 feet from vegetation, no closer than 4 feet nor farther than 12 feet from roadway, in a location where fire apparatus will not block the roadway.</i> <i>Hydrant servicing an a building shall be not less than 50 feet nor more than ½ mile by road from building it serves and be located at a turnaround along the driveway or road that intersects the driveway.</i> <i>Headed with a 2 ½ inch National Hose male thread with cap for pressure and gravity flow systems and 4 ½ inch draft system.</i> <i>Hydrant shall have wet or dry barrel and shall have suitable crash protection required by local jurisdiction.</i>	SBC FD Standard #2 -allows 18 to 24 inches above grade -no crash protection specified SBC FD Standard #3 SBC Engineering Design Standards page 45 – hydrant 1’ behind sidewalk or 6’ from curb face, page 105 4-050 Driveway Spacing, page 112 5-050 Sidewalk Utilities	N
Sec. 1275.20 Signing of Water Sources	SBC FD Standard #2	

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p><i>If located along a driveway: marked with a 3 inch reflectorized blue marker on the driveway address sign and mounted on a fire retardant post.</i></p> <p><i>If located on a street or road: 3 inch marker shall be mounted on a fire retardant post within 3 feet of hydrant, no less than 3 feet nor greater than 5 feet above the ground</i></p> <p><i>Or specified in the OSFM's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.</i></p>		
<p>Sec. 1276.00 Intent</p> <p><i>Reduce the intensity of wildfire through fuel modification for safe emergency operations and civilian evacuation and to establish a point of attack or defense from a wildfire.</i></p>	<p>Vegetation Management Program</p> <p>SBC FD Standard #6</p>	
<p>Sec. 1276.01 Setback for Structure Defensible Space</p> <p><i>Parceled one acre or larger provide a minimum 30 foot setback.</i></p> <p><i>Parcels less than one acre, local jurisdiction shall provide same practical effect.</i></p>	<p>SBCC Chapter 35 – Zoning: 35.30.150 page 3-24 and throughout Chapter 35</p> <p>-most setbacks “50 feet from centerline of road and 20 feet from right-of-way”</p>	
<p>Sec. 1276.02 Disposal of Flammable Vegetation and Fuels</p> <p><i>Disposal of flammable vegetation and fuel modification to be done prior to final building inspection.</i></p>	<p>SBCC Chapter 15 and Fire Protection Certification Process</p> <p>No specific requirement in SBC FD Standard #6 but 6.1.1 states “prior to erecting or modifying any building or structure...,” implying the same thing as 1276.02</p>	
<p>Sec. 1276.03 Greenbelts</p> <p><i>Subdivisions and other developments, which propose greenbelts as part of their plan, shall locate the greenbelts strategically. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.</i></p>	<p>Unit Strategic Fire Plan – some specific greenbelt requirements in Los Alamos and Goleta Community Plan Development Standards (Chapter 35) but no overall ordinance to this effect</p>	<p>N</p>

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- **CHAPTER 15 - FIRE PREVENTION**
- **Article I. - Adoption of the 2013 California Fire Code^u**

- **Sec. 15-1. - Adoption of 2013 California Fire Code.**

The board of supervisors of the County of Santa Barbara for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, adopts the 2013 edition of the California Fire Code (hereinafter California Fire Code or "CFC") and the following provisions of the 2012 edition of the International Fire Code, including Chapters 1-80 and Appendix Chapters 4, A, B, BB, C, CC, D, E, F, G, H, I, J, and K as published by the International Code Council, that are added and/or amended by [Section 15-3](#) of this chapter. A copy of the 2013 edition of the California Fire Code is on file with the clerk of the board of supervisors and is incorporated by reference.

This article shall be controlling in all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpenteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this chapter.

(Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-2. - Rules of construction.**

- (a)

Wherever the word "jurisdiction" is used in the CFC it shall mean all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpenteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs lands, unless otherwise specified by this chapter.
- (b)

Whenever the words "chief" and/or "fire chief" of the fire department are used they shall be held to mean the Santa Barbara County Fire Chief, also known as the "fire warden, or his or her designee."
- (c)

Whenever the words "building department" are used they shall be held to mean the building and safety division of the Santa Barbara County Planning and Development Department.
- (d)

Whenever the words "police department" and "police" are used they shall be held to include the Santa Barbara County Sheriff Department or the law enforcement agency that has legal jurisdiction.

- (e) Whenever the words "California Building Code" and "building code" are used they shall be held to include the building code as adopted under [Chapter 10](#) of the Santa Barbara County Code.
- (f) Whenever the words "California Electrical Code" are used it shall be held to include the electrical code as adopted under [Chapter 10](#) of the Santa Barbara County Code.
- (g) Whenever the words "California Residential Code" and "residential code" are used they shall be held to include the residential code as adopted under [Chapter 10](#) of the Santa Barbara County Code.
- (h) Whenever the words "County Land Use and Development Code" are used it shall be held to include the County Land Use and Development Code adopted under [Chapter 35](#) of the Santa Barbara County Code.
- (i) Whenever the words "fire protection certificate" (FPC) are used it means the application for review of any new building or structure that requires a building permit, any residential building or structure that adds an accumulation of one thousand square feet or more, any commercial building or structure that adds an accumulation of five hundred square feet or more, any commercial building or structure that adds any square footage exceeding five thousand square feet, or the review of any changes to a fire protection system.
- (j) Whenever the words "high fire hazard severity zone maps" are used it means the maps adopted under [Chapter 10](#) of the Santa Barbara County Code and on file with the office of the state fire marshal.
- (k) Whenever the words "very high fire hazard severity zone maps" are used it means the maps adopted under [Chapter 10](#) of the Santa Barbara County Code and on file with the office of the state fire marshal.
- (l) Whenever the words "Santa Barbara County Fire Department Development Standards" are used it means those standards researched and developed by the Santa Barbara County Fire Department, on file with the fire code official and available for review and reference at www.sbcfire.com.

(Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-3. - Amendments to the California Fire Code.**

The California Fire Code is amended as follows in order to properly safeguard the health, safety, and welfare of the people, property and environment of Santa Barbara County:

DIVISION II

- (a) **[CHAPTER 1](#) — SCOPE AND ADMINISTRATION** is hereby revised and amended as follows:

SECTION 101 GENERAL is adopted and amended as follows:

Section 101.1 Title is amended to read as follows:

These regulations shall be known as the Fire Code of Santa Barbara County, hereinafter referred to as "this code".

SECTION 102 APPLICABILITY is adopted and amended as follows:

Section 102.1 Construction and design provisions is amended by adding the following:

Exception: This section shall not apply to any agricultural buildings, specifically exempted in Santa Barbara County Code [Chapter 10](#), Building Regulations, which reads as follows:

Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation

nor a place of employment, nor shall such buildings be used by the public, be used to store hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official. See [Section 10-3.3](#) of the Santa Barbara County Code.

And provided that, whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed specification for exemption of agricultural buildings, the building must comply with the requirements of this code prior to making such change of use or occupancy.

SECTION 104 GENERAL AUTHORITY AND RESPONSIBILITIES is adopted and amended as follows:

Section 104.6 Official Records is amended to read as follows:

The fire code official shall retain official records for not less than five years unless otherwise provided by other regulations.

SECTION 105 PERMITS is adopted in its entirety.

SECTION 106 INSPECTIONS is adopted in its entirety.

SECTION 109 VIOLATIONS is adopted and amended as follows:

Section 109.4 Violation Penalties is hereby amended by deleting the existing language and inserting the following: Violation penalties are covered under Santa Barbara County Code, [Chapter 15](#), Article VI.

SECTION 111 STOP WORK ORDERS is amended as follows:

Section 111.4 Failure to Comply is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed by the Fire Chief to perform to remove a violation or unsafe condition, is guilty of an infraction as described in Santa Barbara County Code, [Chapter 15](#), Article VI.

(b)

[CHAPTER 2](#) — **DEFINITIONS** is amended as follows:

SECTION 202 GENERAL DEFINITIONS is amended by adding the following terms:

AWNING. An architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid skeleton structure over which a covering is attached.

COURT. An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.

FIRE HAZARD. Any thing or act that increases or could cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act that could obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire. When a Fire Hazard has been determined to exist by the Fire Chief, the Fire Hazard shall be considered to be a nuisance.

FIRE PROTECTION CERTIFICATE (FPC). Is the application for review of any new building or structure that requires a building permit, any residential building or structure that adds an accumulation of 1,000 square feet or more, any commercial building or structure that adds an accumulation of 500 square feet or more, any commercial building or structure that adds any square footage exceeding 5,000 square feet, or the review of any changes to a fire protection system.

PETROLEUM FACILITIES. Shall, for the purpose of this code, be designated by the Fire Chief and include, but not be limited to, tanks, compressors, pumps, vessels, and other large equipment or structures pertinent to oil field operations sited at a single location.

(c)

[CHAPTER 3](#) — **GENERAL PRECAUTIONS AGAINST FIRE** is amended as follows:

SECTION 304 — COMBUSTIBLE WASTE MATERIAL

304.1.1 Waste material is amended by inserting the phrase "When determined to be a fire hazard,..." at the beginning of the first sentence.

304.1.2 Vegetation is amended as follows:

By inserting the phrase "When determined to be a fire hazard,..." at the beginning of the first sentence.

SECTION 305 — IGNITION SOURCES is adopted in its entirety.

SECTION 306 — MOTION PICTURE PROJECTION ROOMS is adopted in its entirety.

SECTION 307 — OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is adopted in its entirety.

SECTION 308 — OPEN FLAME is adopted in its entirety.

SECTION 311 — VACANT PREMISES is adopted in its entirety.

SECTION 313 — FUELED EQUIPMENT is adopted in its entirety.

SECTION 317 — ROOFTOP GARDENS AND LANDSCAPED ROOFS is adopted in its entirety.

(d)

CHAPTER 5 — FIRE SERVICE FEATURES is adopted in its entirety with the following amendments:

SECTION 501 GENERAL

501.1 Scope is amended by adding at the end of the sentence "...and Santa Barbara County Fire Department Development Standards".

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required is amended by adding at the end of the sentence "...and Santa Barbara County Fire Department Development Standards."

503.2 Specifications is amended by adding at the end of the sentence "...and Santa Barbara County Fire Department Development Standards."

503.2.1 Dimensions is amended by replacing the phrase "...of not less than 20 feet (6,096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6,..." with the phrase "...in accordance with Santa Barbara County Fire Department Development Standards..."

503.6 Security gates is amended by deleting the existing language and replacing it with, "The installation of security gates across a fire apparatus access road shall be in accordance with Santa Barbara County Fire Department Development Standards."

505.1 Address numbers is amended by deleting the words, "Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke of 0.5 inch (12.7 mm)." and inserting the words, "Residential-building numbers shall be a minimum of 3 inches (76.5 mm) high with a minimum stroke of 0.5 inch (12.7) and Commercial building numbers shall be a minimum of 6 inches (153.0 mm) high with a minimum stroke of 1 inch (25.4 mm)".

505.1.1 Mixed-use Building is added to read as follows: "A notification system shall be installed in a manner and location approved by the Fire Chief, which indicates the presence of residential dwelling units."

505.3 Road Naming is added to read as follows: "All public and private access roads shall be named in accordance with the Santa Barbara County Fire Department Development Standards and the County Land Use and Development Code as adopted under [Chapter 35](#) of the Santa Barbara County Code."

SECTION 507 FIRE PROTECTION WATER SUPPLIES

507.1 Required water supply is amended by adding the following sentence to the end of the paragraph, "Fire protection water supply systems shall be installed and maintained in accordance with Santa Barbara County Fire Department Development Standards."

(e)

CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS is adopted in its entirety.

(f)

CHAPTER 9 FIRE PROTECTION SYSTEMS is amended as follows:

SECTION 901 GENERAL is amended as follows:

SECTION 901.4.1 Required fire protection systems is amended by adding at the end of the sentence "...and Santa Barbara County Fire Department Development Standards".

SECTION 901.6 Inspection, testing and maintenance is amended by adding at the end of the last sentence "...after obtaining written permission from the fire code official.

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS is amended by revising section 903.1,903.2, and by adding a new section 903.7:

903.1 General is amended by adding the following phrase to the end of the sentence: "...and Santa Barbara County Fire Department Development Standards."

903.2 Where Required is amended by adding at the end of the sentence..."and Section 903.7".

903.7 Santa Barbara County Automatic Sprinkler Systems. The provisions of this section shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpenteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter. If any part of this article is in conflict with any other part, the more restrictive provisions shall be controlling.

903.7.1 Locations Required. Concurrent with provisions in the California Fire Code, California Building Code, California Residential Code, and in the Santa Barbara County Code, automatic fire sprinkler systems shall be installed and maintained in the locations specified as follows:

1. All new one- and two-family dwellings and townhouses (R-3 Occupancies). (2013 California Residential Code, Chapter 3, Section R-313 Automatic Fire Sprinkler Systems / 2013 California Building Code Chapter 9, Section 903.2.8 Group R)
2. New non-residential buildings and structures with a final floor area of 5,000 square feet or more.

New non-residential buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, which have a total floor area of five thousand square feet or more; and

3. New buildings and structures located outside the Urban Limit Boundary.

New buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, that are constructed (regardless of square footage) outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan), or within the Carpenteria-Summerland Fire Protection District.

4. Modification to existing buildings and structures with a final floor area of 5,000 square feet or more.

Existing buildings or structures for which applications for modification are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division and which are modified to add any square footage and, subsequent to the addition, the total square footage of the building or structure is 5,000 square feet or more; and

5. Modification to existing buildings and structures located outside the Urban Limit Boundary.

Existing buildings or structures for which applications for modification are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division that are located outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan), or within the Carpenteria-Summerland Fire Protection District and which are modified to add five hundred square feet or more for non-residential (notwithstanding Section 903.7.1#3) and add one thousand square feet or more for residential. Existing nonresidential and residential structures shall install sprinklers throughout the structure when fire sprinklers are required. However, Section 903.7.1#3 shall apply if the final gross floor area is 5,000 square feet or more.

***NOTE:** Any additional square footage added after January 1st, 2011 shall be accumulative towards the totals listed in Section 903.7.1 #5 above.

Exceptions:

1. Section 903.7.1 shall not apply to any agricultural buildings, including greenhouses, as defined in the California Building Code, which would otherwise be included within the requirements of this section, provided that:

Whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed definition of agricultural building, the building must have a sprinkler system installed prior to making such change of use or occupancy in all areas of the building which would have been required to have sprinklers but for the existence of the exception set out in this subsection;

2. Other detached Group U buildings, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the Fire Chief and the Building Official (subject to the same occupancy change conditions as noted in "Exception 1" above).
3. Buildings classified as Group S-2, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the Fire Chief in accordance with Section 111.2.4 and/or Chapter 1 Section 104.9 of the 2013 California Fire Code (subject to the same occupancy change conditions as noted in "Exception 1" above).

903.7.2 Floor area computation. The total floor area of such buildings or structures shall be within the outside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. For all occupancies other than Group R, Division 3 the floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof, floor above or awning. The gross floor area shall not include shafts with no openings or interior courts.

903.7.3 Plan approval. No automatic sprinkler system required by this section shall be installed without prior approval, by the fire chief, of the plans for the installation, testing and maintenance of the system. System plans, including system calculations shall be approved prior to system installation.

SECTION 905 STANDPIPE SYSTEMS is amended as follows:

905.3 Required installations is amended by adding the words "...and when required by the fire code official" at the end of the first sentence.

(g)

CHAPTER 49 — REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS is hereby amended by including additional definitions to Section 4902.1 and adding Section 4908.

SECTION 4902.1 is amended by adding the following definitions:

BOARD is the Santa Barbara County Board of Supervisors.

BUILDINGS AND STRUCTURES are those buildings and structures, described within this Chapter, whether inhabited or not.

COMBUSTIBLE MATERIALS are weeds, stubble, brush, rubbish, litter, dry grass, dry leaves or other flammable materials that are readily ignitable and endanger the public safety.

DEFENSIBLE SPACE is the area surrounding a structure or building where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of fuel modification measures.

FIRE HAZARD is any thing or act that increases or could cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act that could obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire. When a Fire Hazard has been determined to exist by the Fire Chief, the Fire Hazard shall be considered to be a nuisance.

PARCEL is a portion of land of any size, the area of which is determined by the assessor's maps and records and may be identified by an assessor's parcel number whether or not any buildings or structures are present.

SECTION 4908 Santa Barbara County Fire Hazard Abatement is added to read as follows:

4908.1 Applicability. The provisions of section 4908 shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpenteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter, and those areas in independent fire districts having governing bodies other than the Santa Barbara County Board of Supervisors that choose to enforce this section. If any part of this article is in conflict with any other part, the more restrictive provisions shall be controlling.

4908.2 Prohibited disposal of combustible material. No person shall place, deposit or dump combustible material, which in the opinion of the code official constitutes a fire hazard, on a parcel, whether or not he owns such parcel, or whether or not he so places, deposits or dumps on such parcel with the consent of the owner thereof.

4908.3 Clearance of Brush, Vegetative Growth and Combustible Material from Parcels. All parcels declared a fire hazard shall be cleared entirely of combustible material.

4908.4 Prosecution. The fire chief shall serve a written order upon the owner or possessor of a parcel, when, in his or her opinion, a fire hazard exists upon a parcel. The order shall identify the fire hazard and direct such owner or possessor to remove or abate the fire hazard within a specified period of time, but not less than ten days, after such order is given. Every owner or possessor who fails or refuses to abate said fire hazard from such parcel within the time specified after being served with such order is guilty of an infraction as described in Santa Barbara County Code, [Chapter 15](#), Article VI. Evidence that the current assessment roll of the County shows real property assessed to a person shall constitute prima facie evidence that such person is the owner of such property.

4908.5 Order to abate fire hazard—Notice. The chief shall send, by certified mail, a copy of the written order providing information specified in Sec. 4908.4, and shall include an assessor's parcel number of the parcel set forth on the county assessment roll, to the last assessee of the parcel at the address given on such roll. In addition, the order shall provide the specific date, time and location of when the Board of Supervisors of the County of Santa Barbara will meet to hear the report of the fire chief regarding the alleged fire hazard, and include the following:

"WARNING: The Fire Chief has determined that a fire hazard exists on this parcel.. If not abated, the Fire Chief or his designee, shall enter and remove or abate the fire hazard by cutting, burning or removing the flammable material. THE COST OF SUCH REMOVAL WILL BE COLLECTED BY ADDING IT ONTO THE TAXES ASSESSED AGAINST THIS Parcel. ANY OWNER OR POSSESSOR INTENDING TO ABATE THIS FIRE HAZARD AT HIS OWN EXPENSE SHOULD DO SO IMMEDIATELY."

The chief shall post each notice to abate, including the legal description in some conspicuous place in the office of the clerk of the board of supervisors. It shall be the responsibility of the owner of record in the current assessment roll to notify any new owner or possessor of the parcel of the notice that was received and forward the notice to the new owner or possessor of the parcel. It shall also be the responsibility of the current owner of record to notify the fire department of this change in ownership.

4908.6 Order to abate fire hazard—Posting Location. The chief may, in addition to mailing, have a written order posted in front of any parcel upon which a fire hazard exists, or, if such parcel does not front upon any street, highway or road, then either upon the portion of such parcel nearest to a street, highway or road or upon such portion that is likely to give actual notice to the owner or lawful possessor.

4908.7 Order to abate fire hazard—Posting Time. The order provided for in Sec. 4908.8 shall be posted at least ten days before the board meets to hear the report of the chief regarding the alleged fire hazard.

4908.8 Hearing. At the time and place stated in the written orders, the board shall meet to hear the report of the chief and any objections thereto. The chief or his designated representative shall attend, inform the board as to the alleged fire hazard and supply the legal description of the parcel upon which it exists, the name and address of the last known assessee thereof and state what he has done in order to give notice of the hearing according to the provisions of this article. The board may continue from time to time as it sees fit.

4908.9 Board of Supervisors' direction to abate fire hazard. If, after a hearing, the board finds that a fire hazard exists upon a parcel, it may direct the chief to abate the hazard. The board shall maintain a record of its proceedings at such hearing and retain therewith the report of the chief, a legal description of such a lot or land and, where available, the name and address of its last known assessee.

4908.10 Abatement procedure—Chief authorized to expend funds, contract, etc. If the board directs the chief to abate a fire hazard, he shall proceed to abate such hazard unless it has been abated, completely, before his agents arrive to begin such abatement. The chief may expend appropriated funds for such abatement and may contract with a person or persons for the performance of the work of such abatement.

4908.11 Account of expenses—Report to be filed with the board. The chief shall keep an account of his expenses when abating a fire hazard pursuant to the direction of the board, and file a report with the board. The report shall include the assessor's tax area and parcel numbers according to the county assessment roll of the parcel upon which such fire hazard existed and, when available, the name and address of the last known assessee. The report shall include a reasonable administrative cost in an amount to be fixed by the board from time to time, based on administrative costs of carrying out these regulations.

4908.12 Account of expenses—Filing with clerk—Confirmation hearing. The report of expenses referred to in section 4908.11 shall be maintained on file, open to public inspection, in the office of the clerk of the board for at least ten days before a hearing

of the board to confirm such report. If any person shall, before the expiration of such ten days, file a written request for notice of the hearing upon such confirmation, the board shall mail such notice to the address supplied in any such written request. At the time fixed for such hearing, the board shall meet to hear any objections to the report of expenses filed by the chief as required by this section. At such hearing the board may make any modifications in the amount it deems just, after which the report shall be confirmed.

4908.13 Expenses constitute special assessment and lien. The amount of expenses incurred by the chief for abating a fire hazard shall constitute a special assessment and a lien against the parcel from which such hazard was removed.

4908.14 Expense report to be transmitted to auditor-controller. The board shall deliver a copy of the expense report, as confirmed, to the auditor-controller of the county.

4908.15 Inclusion of assessment on property tax bill—Disposition of revenue. The county auditor-controller shall enter the amount stated in the report as a special assessment against the parcel described in the report. The tax collector of the county shall include the amount of the assessment on the bill for taxes levied against the parcel. All laws applicable to the levy, collection and enforcement of county taxes are applicable to such special assessments. All special assessments collected as provided in this article shall be accounted for as fire district revenue.

(h)

CHAPTER 56 — EXPLOSIVES AND FIREWORKS is hereby amended as follows:

SECTION 5608 FIREWORKS DISPLAY

5608.2 Prohibition of Fireworks. The manufacturing, possession, storage, sale, use and handling of any and all fireworks is prohibited in all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpenteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter.

EXCEPTION: A permitted Public Display of Fireworks, as defined in Section 12524 of the Health and Safety Code, by a State Fire Marshal licensed Pyrotechnic operator. Public Displays of Fireworks shall comply with Title 19 California Code of Regulations, Division 1, Chapter 6 — Fireworks.

5608.3 Seizure: The fire code official is authorized to seize, take, remove or cause to be removed fireworks in violation of 5608.2 and/or California Code of Regulations Title 19.

(i)

APPENDIX A — BOARD OF APPEALS is hereby adopted and amended by deleting all existing language and inserting the following:

SECTION A101 GENERAL

A101.1 Scope. To determine the suitability of alternate materials and types of construction and to provide reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals.

A101.2 Membership and Appointment. The board of appeals shall consist of five members who are qualified by experience and training to pass judgment upon pertinent matters. The members shall be appointed by the Board of Supervisors and shall hold office at their pleasure. Each member of the executive body has the right to appoint a member that resides in or out of their supervisor district.

A101.3 Quorum. Three members shall constitute a quorum for a hearing.

A101.4 Clerk of the Board. The County Executive Office shall serve as the clerk of the board of appeals.

A101.5 Rules and Regulations. The Board of Supervisors shall adopt reasonable rules and regulations for conducting board of appeals hearings and investigations. The board of appeals may adopt guidelines for the conduct of their hearings and investigations, as they deem appropriate.

A101.6 Decisions. The board of appeals shall render decisions and findings in writing to the fire chief, with a duplicate copy to the appellant. The decisions of the board of appeals may be appealed de novo to the board of supervisors, at the option of the appellant or fire chief, provided that, a request is made in writing to the clerk of the board of supervisors within 20 days after the decision of the board of appeals was served on the parties. If the decision of the board of appeals is not appealed to the board of supervisors, it shall be final and only subject to review by writ of mandate to the superior court. If the decision of the board of appeals is appealed to the board of supervisors, the decision of the board of supervisors shall be final and only subject to review by writ of mandate to the superior court.

NOTE: If a majority of the board of supervisors determines that its prior involvement with an appellant, prevents it from serving as a reasonably, impartial, non-involved decision maker, it shall decline to hear the appeal. If the board of supervisors declines to hear an appeal, the decision of the board of appeals shall be deemed final and only subject to review by writ of mandate to the superior court.

A101.7 Terms of office. The term of office of a member of the board of appeals shall coincide with the term of office of the County Supervisor that appointed the member.

A101.8 Stay of enforcement. The filing of an appeal application shall not stay an enforcement order. However, the fire chief may modify, in his or her sole discretion, an enforcement order during the pendency of an appeal.

A101.9 Subpoena powers. The subpoena powers of the Board of Supervisors set forth in Article 9, Section 25170 et seq. of the Government Code are delegated to the board of appeals and shall apply to all hearings and investigations under the board of appeals' jurisdiction.

A101.10 Fees. A fee of two hundred dollars shall be paid by the appellant to the clerk of the board of appeals at the time of application for a hearing before the board of appeals. If the decision of the board of appeals is appealed to the board of supervisors, an additional fee of four hundred and forty-three dollars shall be paid by the appealing party, to the clerk of the board of supervisors, at the time of application for a hearing before the board of supervisors.

A101.11 Jurisdiction. This appeal process shall apply to disputes within the unincorporated area of the fire district, within incorporated areas of the fire district and within incorporated areas outside of the fire district where the fire department provides service by contract. However, a city council of an impacted city, may adopt an alternative procedure for reviewing decisions of the board of appeals.

(j)

APPENDIX C - FIRE HYDRANT LOCATIONS AND DISTRIBUTION is hereby amended by adding the words "...and Santa Barbara County Fire Department Development Standards" after the word "appendix" in Section C101.1.

(k)

APPENDIX D - FIRE APPARATUS ACCESS ROADS is hereby adopted and amended by deleting all existing language except SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS.

(Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-4. - Findings with regard to geological, topographical and climatic conditions.**

The Board hereby finds that all amendments, including additions and deletions, to the CFC are based upon the following geological, topographical and climatic conditions in the area protected by the Santa Barbara County Fire Department. Those conditions include:

(a)

That the Santa Barbara County Fire Department service area is prone to extreme weather conditions, from hot dry winds from the east (Santa Ana and Sundowner winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread. In addition, the topographical layout and features of the County Fire Department's service area makes the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;

(b)

The present firefighting resources of this county are constrained in their efforts to control fires in large unsprinklered buildings within the urban limit boundary and all buildings outside of the urban limit boundary as designated in the county comprehensive plan;

(c)

Geologic and topographic conditions in the county result in extended response times for firefighting resources, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary; and

(d)

Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the county, resulting in numerous wildland fires, which draw existing fire department resources from their structure protection areas for extended periods of time. This in turn extends response times, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary.

(Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Article II. - Reserved**^[2]

- **Secs. 15-30 through 15-46. - Reserved.**

- **Article III. - Fire Development Impact Mitigation Fees**^[3]

- **Sec. 15-48. - Findings.**

(a)

To mitigate impacts caused by new development projects within the fire department's service area, a fire facility, apparatus and equipment development impact mitigation fee is necessary. The fee is needed to finance fire facilities, apparatus and equipment necessary to serve new development and to assure new development projects pay their fair share for these facilities.

(b)

Title 7, [Chapter 5](#), Section 66000 et seq. of the California Government Code provides that development impact fees may be enacted and imposed on development projects. The board of supervisors finds and determines that:

(1)

New development projects cause the need for construction, expansion and/or improvement of fire facilities within the fire department's service area.

(2)

Funds for construction, expansion and/or improvement of fire facilities are not available to accommodate the needs caused by new development projects, which will result in inadequate fire facilities, apparatus and equipment within the fire department's service area.

(c)

The board of supervisors finds that the public health, safety, and general welfare will be promoted by the adoption of a fire facility, apparatus and equipment development impact fee for the construction, expansion, and/or purchase of fire facilities, apparatus and equipment to serve new development and maintain existing levels of service; the need for which is caused by new development projects. In establishing a development impact fee, the board of supervisors finds the fee consistent with the Santa Barbara County comprehensive plan/land use element.

(d)

Pursuant to Government Code Section 65913.2, the board of supervisors has considered the effects of the fees with respect to the county's housing need as established in the housing element of the general plan.

(e)

Pursuant to Title 14 California Code of Regulation, Sections 15061(b)(3) the board of supervisors finds that this article is exempt from the California Environmental Quality Act.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-49. - Definitions.**

Words when used in this article, and in resolutions adopted under the authority of this article, shall have the following meanings:

(a)

"Santa Barbara County fire protection district" ("fire department's service area") means the unincorporated area within the County of Santa Barbara and private lands within the Los Padres National Forest and the incorporated city of Buellton, Solvang, Goleta, and the University of California, Santa Barbara but does not include the federal lands of

Vandenberg Air Force Base, Bureau of Indian Affairs land, the Los Padres National Forest the Montecito fire protection district or the Carpinteria-Summerland fire protection district.

- (b) "New development" or "development project" means any change to unimproved or improved real property, including but not limited to, replacement, expansion, construction, or alteration of buildings or structures, which results in a net increase in square footage). Any expansion of outdoor areas in conjunction with existing or proposed structural development which would lead to an increase in intensity of use on a parcel shall be considered new development for the purposes of this article.
- (c) "Building" means a structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of any person, animal, or chattel.
- (d) "Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.
- (e) "Single family housing" means any detached living area which comprises an independent self-contained dwelling unit, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as a single family dwelling.
- (f) "Other residential housing" means any detached or attached living area which is comprised of multiple (two or more) self-contained dwelling units, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as duplexes, tri-plexes, apartments, condominiums, or any other dwelling not considered a single family dwelling.
- (g) "Mixed use" means any urban, suburban, village development, or single building that blends a combination of residential, retail, commercial, cultural, institutional, or industrial uses. Fee calculations for mixed use development will be calculated based on the amount of gross square footage for each separate type of use.
- (h) "Retail/commercial" is defined as non-manufacturing business establishments, including, but not limited to, hotels, restaurants, wholesale businesses, retail stores, and health, social and educational institutions.
- (i) "Office" means establishments providing direct services to customers, professional and medical office buildings. Including but not limited to business/service, executive headquarters, processing such as information processing and computer-dependent and/or telecommunications-based activities, professional and administrative services.
- (j) "Industrial" means manufacturing buildings, including but not limited to, food processing, manufacturing, metal processing, pulp and paper firms, voltage optimization, water and wastewater systems, transport processing or other activity involving farm products off-farm. In particular, it includes fixed pieces of equipment, buildings or complexes used to produce goods in connection with, or as part of, any process or system.
- (k) "Warehouse/distribution" means buildings devoted to the storage and/or distribution of non-agricultural products. A distribution center for a set of products is a warehouse or other specialized building, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.
- (l) "Agricultural" means a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products, including other agricultural structures located on agriculturally zoned land other than residential, retail or office space. This structure shall not be a place of human habitation.
- (m) "Greenhouses" are structures that are designed and used primarily for the cultivation, maintenance, or protection of plants. Greenhouses are constructed for agricultural production, educational purposes and research.
- (n) "Mobilehome" means a factory assembled structure, transportable in one or more sections, that is constructed according to the Mobile Home Construction and Safety Standards, Part 280 of the Code of Federal Regulations, [Title 24](#), with or without a permanent foundation and not including recreational vehicles.

- (o) "Mobilehome park" means any area tract of land where two or more mobilehome spaces are rented, leased, or offered for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.
- (p) "Apparatus" means and includes but is not limited to fire engines, brush engines, utility vehicles, staff vehicles, water tenders, bulldozers, rescue vehicles, and paramedic ambulances.
- (q) "Equipment" means and includes but is not limited to ladders, fittings, hoses, radios, cellular telephones, tools, safety clothing, breathing apparatus, hazardous materials equipment and medical and rescue equipment.
- (r) "Fee" means a monetary exaction, other than a tax or special assessment that is charged by the County of Santa Barbara in connection with approval of a development project for the purpose of defraying all, or a portion of, the cost of fire facilities, apparatus and equipment related to the development project or subdivision.
- (s) "Subdivision" means the division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale or lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 in the California Civil Code, a community apartment project as defined in subdivision (d) of Section 1351 of the California Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the California Civil Code, as the same presently exists or may hereafter be amended.
- (t) "Fire facilities" means and includes public improvements, and community amenities identified in the county's five-year capital improvement plan including but not limited to the building of fire stations, permit approvals, land purchase and utility connection fees, etc. and related planning, engineering, and construction costs..
- (u) "Fire impacts" means any development project which generates an increased demand for fire protection services.
- (v) "AB 1600 mitigation fee justification study" means the Fire Impact Fee Nexus Study study prepared for the Santa Barbara County Fire Department Service area dated September 2014.
- (w) "Capital improvement plan" or "CIP" means the plan for fire facility capital improvements as identified in the county's five-year CIP or their successor, as adopted or updated annually by the board of supervisors. The capital improvement plan indicates the approximate location, size, time of availability and estimated cost of capital improvements to be financed with impact mitigation fees and appropriate money for capital improvement projects.
- (x) "Board of supervisors" means the board of supervisors of the county.
- (y) "County" means the County of Santa Barbara, a political subdivision of the State of California.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-50. - Adoption of fire facility development impact fee.**

- (a) Pursuant to this article, fire development impact mitigation fees shall be adopted from time to time by resolution of the board of supervisors after a noticed public hearing. Such fee, when adopted, shall be a condition of permit approval for new development projects within the fire department service area.
- (b) In adopting the resolution, the board of supervisors shall:
- (1) Identify the purpose of the fee;

- (2) Identify the use to which the fee is to be put;
- (3) Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
- (4) Determine a reasonable relationship between the need for the fire facilities, apparatus and equipment and the impacts from the type of development project on which the fee is imposed;
- (5) Determine a reasonable relationship between the amount of the fee and the cost of the fire facilities, apparatus and equipment or portion of the fire facilities, apparatus and equipment; and
- (6) Establish a schedule of fire development impact mitigation fees.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-51. - Applicability of fees.**

- (a) A fire facility, apparatus and equipment development impact fee shall be charged upon the permit approval for any of the following new development within the fire department service area:

- (1) The construction or installation of new single-family and other residential development (e.g., second units, condominiums, mobile homes, apartments, duplexes) residential units.
- (2) Additions to existing residential units that add a new residential unit as defined by [Section 15-49\(b\)](#).
- (3) The construction or installation of any new retail/commercial, office, industrial, warehouse/distribution, or agricultural buildings, including any additions to such existing buildings which add more than five hundred square feet of floor area.

- (b) Fire development impact mitigation fees are applicable within each of the cities served by the fire department sixty days after adoption of the fees by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-52. - Exemptions.**

Imposition of fire development impact mitigation fees shall be as specified in [Section 15-51](#), except that the following types of development projects shall be exempt from such fees:

- (a) The replacement of an existing structure which was destroyed by fire or other calamity, demolished or removed by the owner, provided that the replacement structure is (1) rebuilt on the same parcel, (2) does not exceed the size of the structure being replaced, and (3) the application for a building permit to replace such structure is filed within six months after destruction of the structure. If the replacement structure is larger than the destroyed structure, the waiver of the fee shall apply only to the amount of floor area in the original structure. Any additional floor area of a replacement structure shall be considered an addition to an existing structure and shall be assessed fees as described in the resolution.
- (b) Any addition to an existing mobilehome as defined in [Section 15-49\(n\)](#) that is placed on an existing mobilehome space that was previously assessed a fire facility development impact fee.
- (c) Any new nonresidential structure of less than one hundred twenty square feet, with a California Building Code classification of U-1.

(d)

New structures such as detached garages, sheds, etc. which are added to an existing residential structure but which do not add a dwelling unit.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-53. - Timing of fee payment.**

(a)

Imposition of Fees.

(1)

Fees shall be imposed at the time of approval of any discretionary permit for development or if the proposed development does not require any discretionary approvals, at the time of any other permit required for the development to proceed, including but not limited to building permits. The applicant pays according to the schedule of fees in place on the date the fees are paid.

(2)

The schedule of fees in effect on the date the vesting tentative map or vesting tract map for a development project is deemed complete determines the applicable fee imposed on the subject map. If there is no vesting map, the applicant pays according to the schedule of fees in place on the date the fees are paid.

(3)

When the applicant applies for a new permit following the expiration of a previously issued permit for a development project for which fees were paid, another fee payment is not required unless (1) the project has been changed in a way that alters its fire facility development mitigation impact, or (2) the schedule of fees has been amended during the interim. In this event, the applicant pays the appropriate increase or decrease in the fees.

(4)

When fees are paid for a development project and the development project is abandoned without any further action beyond the obtaining of a permit or an approval, the payor shall be entitled to a refund of the fees paid.

(b)

Payment of Fee.

(1)

Except as set forth in subsection (b)(2) and (3) of this section, fire development impact mitigation fees shall be paid on the date the final inspection is approved or the date the certificate of occupancy is issued, whichever occurs first.

(2)

For residential development containing more than one dwelling unit, the developer may request that the fees be paid in installments based on the phasing of their development project. The decision whether to allow installment payments shall be determined by the county fire chief. Any fee installment shall be paid at the time when the first dwelling unit within each phase of development has received its final inspection.

(3)

The county may require the payment of fees at an earlier time if the fees will be collected for public improvements of facilities for which an account has been established and funds appropriated and for which the county has adopted a proposed construction schedule or plan prior to final inspection, or the fees are to reimburse the local agency for expenditures previously made.

(4)

If, for any reason, a permit or certificate of occupancy is issued without the payment of the fee required by this article or without written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to county fire.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-54. - Fee adjustment.**

(a)

A developer of any project, or a subdivider of any land, subject to the payment of fees pursuant to this article may appeal to the board of supervisors for a reduction, adjustment, or waiver of any fire development impact mitigation fee(s) based upon the absence of any reasonable relationship or nexus between the fire impacts of the project or subdivision and either

the amount of the fee(s) charged or the type of fire facilities to be financed. The appeal shall be made in writing, shall state the factual basis for the claim of reduction, adjustment or waiver, and shall be submitted to the county fire chief within fifteen calendar days following imposition of the fire development impact mitigation fee.

(b)

The county fire chief shall review the appeal, develop recommended actions to be taken by the board of supervisors, and submit both the appeal and recommended actions to the board of supervisors for their consideration at a public hearing to be conducted within sixty days after the filing of the appeal. The decision of the board of supervisors shall be final. If a reduction adjustment or waiver is granted, any change in use from the project as approved shall invalidate the waiver, adjustment or reduction of the fee.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-55. - Fee account.**

(a)

Upon receipt of a fee subject to this article, the county shall deposit, invest, account for and expend the fire development impact mitigation fees pursuant to California Government Code 66006.

(b)

Fire development impact mitigation fees paid shall be held by the county fire department in a separate fire development impact mitigation fee account to be expended for the purpose for which they were collected. The county fire department shall retain all interest earned on the fees in such accounts and shall allocate the interest to the accounts for which the original fee was imposed.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-56. - Use of funds.**

(a)

Funds collected from fire development impact mitigation fees shall be used to acquire, construct, and install fire facilities, equipment or apparatus or reimburse costs of previously constructed facilities, or previously purchased equipment or apparatus that serve the new development.

(b)

No funds collected pursuant to this article shall be used for periodic or routine maintenance.

(c)

Funds may also be used to pay debt service on bonds or similar debt instruments to finance the acquisition, construction and installation of fire facilities, equipment or apparatus that serve the new development.

(d)

Any costs incurred by the county in conducting the hearing required pursuant to Government Code Section 66018(a) may be recovered as part of the fees which were the subject of the hearing.

(Ord. No. 4902, § I, 10-21-2014)

• **Sec. 15-57. - Developer construction of facilities.**

In lieu fee credit for the construction or dedication of fire facilities, is allowable under the following conditions:

(a)

Only the costs of fire facilities listed on, or exempted from, the applicable fire facility capital improvement plan shall be eligible for in-lieu credit.

(b)

With prior approval of the county fire chief or his/her designee, an in-lieu credit of fees may be granted for actual construction costs (or a portion thereof) of fire facilities provided by the developer.

(c)

If the actual construction cost is greater than the required relevant fees, the county shall have no obligation to pay the excess amount.

(d)

An amount of in-lieu credit that is greater than the specific fee(s) required under this article may be reserved and credited toward the fee of any subsequent phases of the same development or subdivision, if such credit is determined to be appropriate and timely, and approved in advance by the county fire chief.

- (e) If an applicant is required, as a condition of approval for a discretionary permit to construct any off site fire facilities, and the cost of the facilities is determined to exceed the fee due under article, a reimbursement agreement may be offered in writing by the county fire chief. The reimbursement agreement shall contain terms and conditions approved by the county fire chief, auditor-controller, county counsel and the board of supervisors. This section shall not create any duty to offer a reimbursement agreement.
- (f) A developer or subdivider seeking credit and/or reimbursement for construction or improvements of facilities, or dedication of land or rights-of-way, shall submit documentation acceptable to the county fire chief to support the request for credit or reimbursement. The county fire chief shall determine whether the facilities or improvements are eligible for credit or reimbursement, and the amount of such credit or reimbursement due the developer or subdivider if so eligible.
- (g) Any claim for credit must be made at or before the time of application for a building permit. Any claim not so made shall be deemed waived.
- (h) Exemptions, credits, reductions, adjustments, or waiver of fees shall not be transferable from one project or subdivision to another without the board of supervisors' approval.
- (i) Determination made by the county fire chief pursuant to this [Section 15-57](#) may be appealed to the board of supervisors by filing a written request with the clerk of the board, together with a fee established by the board of supervisors, within ten working days of the determination of the county fire chief.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-58. - Condition for refunds.**

If a permit upon which a fee was based expires without commencement of construction, the taxpayer shall be entitled to a refund of the fire development impact fee(s) paid, with any interest accrued thereon, as a condition for the issuance of the permit. The fee payer shall submit a written request for a refund to the county fire chief within two years after the expiration date of the permit. Failure to timely submit a request for a refund may constitute a waiver of any right to a refund.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-59. - Annual report.**

- (a) At least once every year a proposed capital improvement plan detailing the specific fire facilities to be funded by fire facility development impact fees shall be reported to the board of supervisors. Notice of the plan shall be given pursuant to Government Code Section 65090 and Section 66002, as they now exist or may be amended. At a public hearing the board of supervisors shall review estimated costs of the fire facilities described in the report, the continued need for these facilities, and the reasonable relationship between the need and the impacts of development for which the fees are charged. The board of supervisors may revise the capital improvement program to include additional projects not previously foreseen as being needed.
- (b) No later than sixty days following the end of each fiscal year, the county fire chief shall submit a report to the auditor-controller identifying the balance of fees in the fire development impact fee mitigation program fund established pursuant to this article, and the facilities proposed for construction during the next fiscal year. In preparing the report, the county fire chief shall adjust the estimated costs of the public improvements in accordance with the appropriate engineering construction cost index as published by Engineering News Record, or its successor publication, for the elapsed time period from the previous July 1st or the date that the cost estimate was developed.
- (c)

Within one hundred eighty days after the last day of each fiscal year, the auditor-controller shall present a report to the Board of Supervisors including:

- (1) A brief description of the type of fee in the account;
- (2) The amount of the fee;
- (3) The beginning and ending balance of the account;
- (4) The amount of the fees collected and the interest accrued;
- (5) An identification of each public facility, apparatus, or equipment on which fees were expended and the amount of the expenditures;
- (6) An identification of the approximate date by which construction or purchase of any public facility, apparatus, or equipment will commence if it has been determined that sufficient funds have been collected to complete financing on incomplete public facilities, apparatus, or equipment;
- (7) A description of each interfund transfer or loan made; and
- (8) The amount of refunds made and any allocations.

(d)

The county fire chief or his/her designee shall report to the board of supervisors, once each fiscal year, any portion of fire facility development impact fees remaining unexpended or uncommitted in an account five or more years after deposit and identify the purpose for which the fee was collected. In accordance with Government Code Section 6061, the board of supervisors shall make findings once each fiscal year on any portion of the fee remaining unexpended or uncommitted in its account five or more years after deposit of the fee, to:

- (1) Identify the purpose to which the fee is to be put;
- (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- (3) Identify all sources and amounts of funding anticipated to complete financing;
- (4) Designate the approximate dates on which the finding is expected to be deposited into the appropriate account or fund.

(e)

When sufficient finds have been collected to complete financing on identified incomplete public facilities, apparatus, or equipment and the public facilities, apparatus, or equipment remain incomplete, within one hundred eighty days of the determination that sufficient funds have been collected, an approximate date by which the construction or purchase of any public facility, apparatus, or equipment will commence shall be identified, or the county shall refund to the then current record owners or owners of the lots or units, as identified in the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

(f)

If the administrative costs of refunding unexpected and uncommitted revenues collected pursuant to this article exceeds the amount to be refunded, the board of supervisors, after a public hearing, for which notice has been published pursuant to Government Code Section 6061 and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which the fees are collected pursuant to Government Code Section 66001 et seq. and that serves the project on which the fee was originally imposed.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-60. - Fee revision by resolution.**

The amount of each fee established pursuant to this article may be set and revised periodically by resolution of the board of supervisors. This article shall be considered enabling and directive in this regard.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-61. - Superseding provisions.**

This article and any resolution adopted pursuant hereto supersedes any previous county ordinance or resolution to the extent the same is in conflict with this article.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-61.1. - Severability.**

If any section, phrase, sentence, or portion of this article is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision; and such holding shall not affect the remaining portions of this article.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-61.2. - Effective date.**

Pursuant to California Code Section 66017 (a), this ordinance shall be in full force and effect sixty days after the date of its adoption by the board of supervisors. Fire development impact mitigation fees applicable within each of the cities served by the fire department shall be effective sixty days after adoption by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

- **Sec. 15-61.3. - Publication.**

The clerk of the board is hereby authorized and directed to publish this ordinance by one insertion in the Santa Barbara News-Press, the Lompoc Record, the Santa Ynez Valley News, and the Santa Maria Times, and all other newspapers of general circulation within Santa Barbara County, within fifteen days of its adoption by the board of supervisors.

(Ord. No. 4902, § I, 10-21-2014)

- **Article IIIA. - Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance**

- **Sec. 15-62. - Title.**

This article shall be known and may be cited as the "Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance."

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-63. - Definitions.**

"Administrator" as used herein means the county administrator for the County of Santa Barbara or his/her duly authorized designee, which designee may in certain instances be an employee of the district.

"Building" means a structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any person, animal or chattel.

"Carpinteria-Summerland Fire Protection District" or "district" means the fire protection district formed pursuant to the Fire Protection District Law of 1987 having jurisdiction over that portion of Santa Barbara County consisting of approximately thirty-six square miles along the coast of Santa Barbara County that extends from the town of Summerland through the southeastern boundary of the County of Santa Barbara. For the purpose of this article, the term Carpinteria-Summerland Fire Protection District shall not include that portion of such district which lies within the limits of the city of Carpinteria if the inclusion of such portion would be inconsistent with the imposition of fees pursuant to this article by the Santa Barbara County board of supervisors.

"Development" or "development project" means any project undertaken for the purpose of development in the district and shall include all projects involving the issuance of a permit for construction or reconstruction, remodeling, or any work requiring any permit under the Santa Barbara County Code or ordinances of the County of Santa Barbara, as the same presently exist or may be amended from time to time hereafter. The term "development" or "development project" shall also include the erection of greenhouses, manufactured housing or structures, and structures moved into the district.

"Fire protection mitigation fee" means a monetary exaction, other than a tax or special assessment, which is charged by the County of Santa Barbara to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in § 66477 of the California Government Code, fees for processing applications for governmental regulatory actions or approvals, or fees collected under development agreements adopted pursuant to Article 2.5 (commencing with § 65864) of [Chapter 4](#), Division 1, Title 7 of the California Government Code.

"Fire apparatus" includes, but is not limited to, fire trucks, brush trucks, utility vehicles, water tenders, bulldozers, paramedic rescue vehicles and paramedic ambulances.

"Fire equipment" includes, but is not limited to, ladders fittings, hoses and tools.

"Public facilities" includes, for purposes of this article, such public improvements, including buildings and structures, public services and community amenities, including but not limited to fire apparatus and fire equipment, as may be needed by the Carpinteria-Summerland Fire Protection District to meet its statutory and other obligations to the public.

"Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-64. - Purpose.**

The purpose of this article is to provide for the health and safety of residents of the district and to mitigate the impacts caused by new development within the district on the district's ability to provide adequate fire protection services. In order to accomplish these purposes, certain fire protection capital improvements including buildings, structures and fire equipment and fire apparatus must be constructed or acquired by the district. The board of supervisors has determined that a fire protection mitigation fee is needed in order to finance these public facilities and to pay for the new development's fair share of the construction or acquisition costs of these public facilities. In establishing the fee described in this article, the board of supervisors has found the fee to be consistent with Santa Barbara County's general plan and, pursuant to Government Code Section 65913.2, has considered the effects of the fee with respect to the county's housing need as established in the housing element of the general plan. The board of supervisors further finds that the fees established by this article are based upon an analysis of existing land use and zoning, they do not exceed the reasonable cost of providing fire protection public facilities occasioned by development projects within the district, and they relate rationally to the reasonable cost of providing fire protection public facilities occasioned by development projects within the district.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-65. - Establishment and imposition of development impact fees and providing for their adoption by resolution of the board of supervisors.**

(a)

A fire protection mitigation fee is hereby established and imposed on all development within the district to pay for public facilities necessary for the district to provide fire protection services. Such facilities include, but are not limited to, fire equipment, fire apparatus, buildings, structures, and other improvements.

(b)

The board of supervisors shall, from time to time adopt, after noticed public hearing, a resolution setting forth specific fire protection mitigation fees. In adopting the resolution, the board shall: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put, consistent with subsection (a)(2) of Section 66001 of the Government Code; (3) determine a reasonable relationship between the fee's use and the type of residential development project on which the fee is imposed; (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and (5) establish a schedule of fees.

(c)

Any person who, after the effective date of the ordinance codified in this article, seeks to develop land within the Carpinteria-Summerland Fire Protection District as defined herein by applying for a building permit is required to pay a fire protection mitigation fee.

(d)

The fees required by this article shall be paid prior to the issuance of a building permit for each development project. With regard to mobilehome parks, the fees under this article are due at the time the mobilehome parks or additions thereto are approved for occupancy.

(e)

If, for any reason, a building permit is issued without the payment of the fee required by this article or written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to the Carpinteria-Summerland Fire Protection District.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-66. - Segregation and use of funds.**

Fees collected pursuant to this article shall be deposited in an interest bearing capital trust account established solely for Carpinteria-Summerland Fire Protection District fees. This capital trust account shall be utilized in a manner to avoid commingling with the district's other funds. Any interest income earned on a specific account shall be deposited back in that account. The funds in such account shall be expended by the district only for the purposes for which the fees were collected, which purposes shall be identified by the board of supervisors in the fee structure adopted pursuant to [Article 15-65\(b\)](#).

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-67. - Automatic adjustment of fee structure.**

(a)

The fire protection mitigation fee structure shall be adjusted automatically on the first day of each fiscal year, beginning on July 1, 2006, by a percentage equal to the Engineering Cost Index as published by Engineer News Record for the preceding twelve months. The district shall provide county with the data necessary to accomplish such annual adjustments.

(b)

The fee structure of this article may be more specifically set and revised periodically by adoption of a resolution by the board of supervisors, with the ordinance codified in this article being considered as enabling and directive in this regard.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-68. - Zoning utilized to compute fee.**

The approved zoning for the property to be developed and/or the use associated with the development project shall be the basis for the computation of the fee required to be paid with respect to any property. Properties shall be classified into the category of use as between estate single family residential, single family residential, multiple family residential, mobile homes, commercial lodging, commercial/office, or industrial. Fees shall be computed based on such classifications, as determined by the county administrator. All fees due hereunder shall be determined and calculated by the administrator.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-69. - Payment of fee.**

(a)

The fees established pursuant to this article shall be paid for the property on which a development project is proposed at the time of the issuance of any required building permit, except as otherwise provided herein. Fees imposed on residential development, however, shall be collected in accordance with the provisions of California Government Code Section 66007, as the same presently exists or may hereafter be amended from time to time.

(b)

The term building permit as used in this article includes any permits required for construction, reconstruction, remodeling, moving structures into the county, and the like, such as electrical and plumbing permits, moving permits, and the like.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-70. - Adjustment of fees for specific development projects.**

(a)

A developer of any project subject to a fire protection mitigation fee as required in this article may apply to the board of supervisors for a reduction or adjustment to that fee, or a waiver of that fee, based upon the absence of any reasonable relationship or nexus between the impacts of the development on fire protection services and either the amount of the fee charged or the type of the facilities to be financed. The application shall be made in writing and filed with the county clerk not later than (1) ten days prior to the public hearing on the development permit application for the project, or (2) if no development permit is required, at the time of the filing of the request for a building permit. The application shall state in detail the factual basis for the claim of waiver, reduction or adjustment. The board of supervisors shall consider the application no later than the later of (a) the public hearing on the permit application, or (b) a separate hearing held within sixty days after the filing of the fee adjustment application. The decision of the board of supervisors shall be final. If a reduction, adjustment or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee. The board of supervisors may, from time to time, set forth by resolution specific limitations that will apply to reductions, adjustments or waivers of fees that may be made pursuant to this section. In this regard, this article shall be considered enabling and directory.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

- **Sec. 15-71. - Refund of fees paid.**

(a)

If construction of a development project has not commenced before the expiration of the building permit that would have enabled the applicant to proceed with construction, then a feepayer shall be entitled to a refund, without interest, of the fire protection mitigation fee paid as a condition for the issuance of such permit. The feepayer must submit an application for such a refund to the Administrator within thirty calendar days of the expiration of the permit. Failure to timely submit the required application for refund shall constitute a waiver of any right to the refund.

(b)

In the event any fee collected pursuant to this article remains unexpended in the fund established pursuant to this article, the board of supervisors shall make the following findings for the fifth fiscal year following the first deposit into such account, and every five years thereafter, with respect to that portion of the fee remaining unexpended, whether committed or uncommitted: (1) identify the purpose to which the fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing of public facilities; and (4) designate the approximate dates on which such funding is expected to be deposited into the fund.

(c)

The unexpended portion of the fire protection mitigation fee, and any interest accrued thereon, for which need cannot be demonstrated pursuant to this section, shall be refunded to the then current record owner or owners of lots or units of the development project or projects on a prorated basis.

(d)

The provisions of California Government Code § 66001(d), (e) and (f), as the same may be amended from time to time, shall apply fully to any refund of fees, and the provisions of this [section 15-71](#) shall be subordinate to the section and shall be applied in a manner consistent therewith.

(Ord. No. 4566, § 1)

• **Sec. 15-71.1. - Exemptions.**

Any claim of exemption with respect to any fee collected pursuant to this article must be made no later than the time for application for fee adjustment in accordance with [Section 15-70](#). The following shall be exempted from payment of the fire protection mitigation fee:

- (a) Alterations, renovations or expansion of an existing residential building or structure where no additional dwelling units are created, the use is not changed, and the alteration, ' renovation, or expansion of the existing residential building or' structure does not result in the total square footage of the existing residential building or structure exceeding two thousand seven hundred square feet; provided, however, that the expansion of or ' change of use of an existing commercial or industrial building or structure shall not be exempt from the fees established in this article. For purposes of this section, "expansion" shall be defined as any increase in the gross floor area of the existing building or structure and "change of use" shall be defined as the initiation of a use which requires approval of a conditional use permit, development plan, zone change, or local coastal plan amendment.
- (b) The replacement of a destroyed or partially destroyed or damaged building or structure with a new building or structure of the same size and use.

(Ord. No. 4566, § 1)

• **Sec. 15-71.2. - Credits for certain development projects.**

- (a) New development that, through demolition or conversion, will eliminate existing development is entitled to a fee credit if the existing development is a lawful use under the Santa Barbara County Code, including a nonconforming use.
- (b) New development that will replace development that was partially or totally destroyed by fire, flood, earthquake, mudslide, or other casualty or act of God, is entitled to a fee credit if the development that was partially or totally destroyed was a lawful use under the Santa Barbara County Code, including a nonconforming use, at the time, thereof.
- (c) Credit for such eliminated development or development that was partially or totally destroyed (as above specified) shall be calculated by the administrator in accordance with the fee schedule set forth in the resolution to be adopted pursuant to this article.

(Ord. No. 4566, § 1)

• **Sec. 15-71.3. - Developer construction of fire protection public facilities.**

- (a) "In Lieu" Fee Credits for Construction of Public Facilities.
 - (1) A development that has been required by the county to construct or provide fire protection public facilities (or a portion thereof) as a condition of approval of a development permit may request an in-lieu credit. Upon request, an in-lieu credit of fees shall be granted for public facilities that mitigate all or a portion of the need therefore that is attributable to and reasonably related to the given development.
 - (2) Only costs proportional to the amount of the facilities that mitigates the need therefor attributable to and reasonably related to the given development shall be eligible for in-lieu credit, and then only against the fire protection mitigation fee.
 - (3) Fees required under this article shall be reduced by the actual construction costs of the public facilities that relate to said fees, as demonstrated by the applicant and reviewed and approved by the administrator, all consistent with the provisions of subsections (1) and (2) of this section 15-74(a). Subject to the applicable provisions of subsection (b)

of this section, if the cost of the facilities is greater than required relevant fees, this article does not obligate the county to pay the applicant the excess amount.

(4)

An amount of in-lieu credit that is greater than the specific fee required under this article may be reserved and credited toward the fire protection mitigation fee of any subsequent phases of the same development, if determined appropriate by the administrator. The administrator may set a time limit for reservation of the credit.

(5)

Credits shall be calculated by the administrator in accordance with the fee schedule adopted by the board of supervisors pursuant to this article.

(b)

Developer Construction of Public Facilities Exceeding Needs Related to Development Project. Whenever an applicant is required, as a condition of approval of a development permit, to, construct any public facility (or a portion thereof) referenced in the resolution adopted by the board of supervisors pursuant to this article, which facility is determined by the board of supervisors to exceed the need therefor attributable to and reasonably related to the given development project, a reimbursement agreement with the applicant and a credit against the specific relevant fee that would otherwise be charged pursuant to this article on the development project shall be offered. The credit shall be applied with respect to that portion of the public facility that is attributable to and reasonably related to the need therefor caused by the development, and shall be determined, administered and processed in accordance with and subject to the provisions of this article. The amount to be reimbursed shall be that portion of the cost of the public facility that exceeds the need attributable to and reasonably related to the given development. The reimbursement agreement shall contain terms and conditions mutually agreeable to the applicant and the County of Santa Barbara, and shall be approved by the board of supervisors.

(c)

Site-Related Improvements. Credit shall not be given for site-related improvements that are specifically required by the project in order to serve it and that do not constitute public facilities as defined in this article.

(d)

Determination of Credit. The developer seeking credit and/or reimbursement for construction or acquisition of public facilities shall submit such documentation, including without limitation engineering drawings, specifications, and construction cost estimates, and utilize such methods as may be appropriate and acceptable to the county administrator to support the request for credit or reimbursement. The administrator shall determine credit for construction of public facilities based upon either the applicant's cost estimates or upon alternative engineering criteria and construction cost estimates if it is determined that such estimates submitted by the applicant are either unreliable or inaccurate. The administrator shall determine which public facilities, if any, are eligible for credit or reimbursement.

(e)

Time for Making Claim for Credit. Any claim for credit must be made not later than the date when the applicant applies for a building permit for the development. Any claim not so made shall be deemed waived.

(f)

Transferability of Credit. Credit shall not be transferable from one project or development to another without the approval of the board of supervisors.

(g)

Appeal of Determinations. Determinations made by the administrator pursuant to the provisions of this section may be appealed to the board of supervisors by filing a written request, together with any fee established by the board of supervisors, within ten calendar days of the determination of the administrator.

(Ord. No. 4566, § 1)

- **Sec. 15-71.4. - Annual review.**

(a)

Except in the first year following adoption by the board of supervisors of the fee structure in accordance with [Section 15-65](#), the district, on an annual basis, no later than sixty days following the end of each fiscal year, shall submit a report to the board of supervisors identifying the balance of fees in the fund or account reserved for the use of the district; the public facilities constructed or acquired; and the public facilities to be constructed or acquired. In preparing the reports, the administrator shall adjust the estimated costs of the public facilities in accordance with the Engineering Construction Cost Index as published by Engineering News Record for the elapsed time period from the first day of the fiscal year or the date that the cost estimate was developed.

(b)

At a noticed public hearing, the board of supervisors shall review estimated costs of the public facilities described in the reports, and the continued need for these facilities. The board of supervisors may revise the fire protection mitigation fee to include additional projects not previously identified as being needed, provided that such revisions comply with the provisions of this article and California Government Code § 66001.

(c)

The report prepared by the Administrator and its review by the board of supervisors as well as any findings thereon, shall be subject to the provisions of California Government Code § 66006, to the extent applicable.

(Ord. No. 4566, § 1)

- **Sec. 15-71.5. - California state law.**

The provisions of this article and any resolution adopted pursuant hereto shall at all times be subject and subordinate to the provisions of [Chapter 5](#) (commencing with Section 66000), Division 1, of Title 7 of the California Government Code, as the same presently exist or may hereafter be amended from time to time, to the extent the same are applicable. In the event of any applicable conflict between the provisions of this article and the state law, the latter shall control.

(Ord. No. 4566, § 1)

- **Sec. 15-71.6. - Superseding provisions.**

The provisions of this article and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

(Ord. No. 4566, § 1)

- **Article IIIB. - Reserved^[4]**

- **Secs. 15-72—15-79.10. - Reserved.**

- **Article IIIC. - Reserved^[5]**

- **Secs. 15-79.20—15-79.37. - Reserved.**

- **Article IV. - Reserved^[6]**

- **Secs. 15-80 through 15-99. - Reserved.**

- **Article V. - Fees**

- **Sec. 15-100. - Applicability of article.**

The fees set forth in this article shall be applicable to the corresponding inspection services provided by the Santa Barbara County Fire Department.

- **Sec. 15-101. - Fee schedule.**

The fees contained in this section are based on the average amount of staff time required for inspection, processing and issuance of each permit type.

(a)

Operational Permits.

Permit Type	Fee
105.6.1 Aerosol products	\$99.00
105.6.2 Amusement buildings	
	\$99.00
	\$149.00
	\$198.00
105.6.3 Aviation facilities	\$149.00
105.6.4 Carnivals and fairs	
50—100 occupants	\$99.00
101—300 occupants	\$149.00
over 300 occupants	\$297.00
105.6.5 Cellulose nitrate film	\$198.00
105.6.7 Combustible fibers	\$99.00
105.6.8 Compressed gases	\$99.00
105.6.9 Covered mall	\$149.00
105.6.10 Cryogenic fluids	\$99.00
105.6.11 Cutting and welding	\$99.00
105.6.12 Dry cleaning plants	\$99.00
105.6.13 Exhibits and trade shows	\$274.00
105.6.14 Explosives	\$206.00
105.6.16 Flammable or combustible liquids	
1. Pipeline	\$137.00
2. To store Class I liquids >5 in, >10 out	\$99.00
3. To store Class II or III-A liquids >25 in, >60 out	\$99.00
4. Removal of Class I or II liquids from UST	CUPA fees apply*
5. To install, construct, alter or operate equipment, tanks, plants, terminals, wells, refineries, etc.	\$1,370.00
6. To place temporarily out of service a tank	
UST	CUPA fees apply*
AST — less than 1,320 gallons	\$137.00
AST — equal to or greater than 1,320 gallons	\$548.00
7. To change tank content type	CUPA fees apply*
8. To manufacture, process, blend or refine	Actual cost (sec. 15-102)
9. Dispensing into fuel tanks of motor vehicles	\$99.00
10. Dispensing from tank vehicles to motor vehicles	\$99.00
105.6.17 Floor finishing	\$99.00
105.6.18 Fruit and crop ripening	\$99.00
105.6.19 Fumigation or thermal insecticidal fogging	\$198.00
105.6.20 Hazardous materials (see Groups 1—4 below)	
Group 1 (see below)	\$99.00
Group 2 (see below)	\$198.00

Group 3 (see below)	\$248.00
Group 4 (see below)	\$297.00
105.6.21 HPM Facilities	\$198.00
105.6.22 High-piled storage	\$198.00
105.6.23 Hot work operations	\$99.00
105.6.24 Industrial ovens	\$274.00
105.6.25 Lumber yards and woodworking plants	\$149.00
105.6.26 Liquid or gas fueled vehicles or equipment in assembly buildings	\$99.00
105.6.27 LPG gas	\$99.00
105.6.28 Magnesium	\$198.00
105.6.29 Miscellaneous combustible storage	\$99.00
105.6.30 Open burning:	
Agricultural	\$50.00
Backyard	\$50.00
High fire hazard	\$50.00
105.6.31 Open flames and torches	\$99.00
105.6.32 Open flames and candles	\$99.00
105.6.33 Organic coatings	\$99.00
105.6.34 Places of assembly	
50—100 occupants	\$99.00
101—300 occupants	\$149.00
over 300 occupants	\$198.00
105.6.36 Pyrotechnic special effects material	\$274.00
105.6.37 Pyroxylin plastics	\$198.00
105.6.38 Refrigeration equipment	\$99.00
105.6.39 Repair garages and motor fuel-dispensing facilities	\$99.00
105.6.40 Rooftop heliports	Actual cost (sec. 15-102)
105.6.41 Spraying or dipping	\$99.00
105.6.42 Storage of scrap tires and tire byproducts	\$149.00
105.6.43 Temporary membrane structures, tents and canopies	\$137.00
105.6.44 Tire re-building plants	Actual cost (sec. 15-102)
105.6.45 Waste handling	\$149.00
105.6.46 Wood products	\$149.00
105.6.47 Additional permits (SFM required)	
Production facilities	\$137.00
Pyrotechnic and special effects	\$274.00
Live audiences	\$137.00

* Fees for these permits are covered by the Certified Unified Program Agency's (CUPA) Underground Storage Tank (UST) Program.

** Fees for these permits are covered under the land use permit fee schedule.

Group No. 1. \$99.00 for any or all of the following:

1. Hazardous materials in excess of the amounts listed in [Chapter 1](#), Table 105.6.20 and less than those listed in Groups 2.2, 2.3, 2.4, 3 & 4;
2. Cryogenic fluids, including flammables, oxidizers or corrosives (including oxygen), in excess of the amounts listed in Appendix [Chapter 1](#), Table 105.6.10.

Exception: Group 1 does not include fuel systems of vehicles or fuel used in connection with oil-burning equipment.

Group No. 2. \$198.00 for any or all of the following:

1. Any quantity of explosives, water reactive, pyrophoric or hypergolic materials, highly toxic poisons;
2. 200 cubic feet or more but less than 2,000 cubic feet at standard temperature and pressure for compressed gas;
3. 55 gallons or more but less than 550 gallons; or
4. 500 pounds or more but less than 5,000 pounds.

Group No. 3. \$248.00 for any or all of the following:

1. 2,000 cubic feet or more but less than 10,000 cubic feet at standard temperature and pressure for compressed gas;
2. 550 gallons or more but less than 2,700 gallons; or
3. 5,000 pounds or more but less than 25,000 pounds.

Group No. 4. \$297.00 for any or all of the following:

1. 10,000 cubic feet or more at standard temperature or pressure for compressed gas;
2. 2,700 gallons or more; or
3. 25,000 pounds or more.

(b)

Construction Permits.

Permit Type	Fee
105.7.1 Automatic fire-extinguishing systems	See below**
105.7.2 Battery systems	\$274.00
105.7.3 Compressed gases	\$411.00
105.7.5 Fire alarm and detection systems and related equipment	See below**
105.7.6 Fire pumps and related equipment	See below**
105.7.7 Flammable or combustible liquids	
1. To repair or modify a pipeline	\$274.00
2. To install, construct or alter equipment, tanks, plants, terminals, wells, refineries, etc.	\$1,370.00
3. To install, alter, remove, abandon or otherwise dispose of a tank	
UST	CUPA fees apply*
AST—less than 1,320 gallons	\$274.00
AST—equal to or greater than 1,320 gallons	\$548.00
105.7.8 Hazardous materials (see Groups 1-4 below)	
Group 1 (see below)	\$137.00
Group 2 (see below)	\$274.00
Group 3 (see below)	\$343.00
Group 4 (see below)	\$411.00
105.7.9 Industrial ovens	\$274.00
105.7.10 LP gas	\$137.00
105.7.11 Private fire hydrants	See below**
105.7.11 Spraying or dipping	\$274.00
105.7.12 Standpipe systems	See below**
105.7.14 Temporary membrane structures, tents and canopies	\$137.00

* Fees for these permits are covered by the Certified Unified Program Agency's (CUPA) Underground Storage Tank (UST) Program.

** Fees for these permits are covered under the land use permit fee schedule.

Group No. 1. \$137.00 for any or all of the following:

1. Hazardous materials in excess of the amounts listed in [Chapter 1](#), Table 105.6.20 and less than those listed in Groups 2.2, 2.3, 2.4, 3 & 4;
2. Cryogenic fluids, including flammables, oxidizers or corrosives (including oxygen), in excess of the amounts listed in Appendix [Chapter 1](#), Table 105.6.10.

Exception: Group 1 does not include fuel systems of vehicles or fuel used in connection with oil-burning equipment.

Group No. 2. \$274.00 for any or all of the following:

1. Any quantity of explosives, water reactive, pyrophoric or hypergolic materials, highly toxic poisons;
2. 200 cubic feet or more but less than 2,000 cubic feet at standard temperature and pressure for compressed gas;
3. 55 gallons or more but less than 550 gallons; or
4. 500 pounds or more but less than 5,000 pounds.

Group No. 3. \$343.00 for any or all of the following:

1. 2,000 cubic feet or more but less than 10,000 cubic feet at standard temperature and pressure for compressed gas;
2. 550 gallons or more but less than 2,700 gallons; or
3. 5,000 pounds or more but less than 25,000 pounds.

Group No. 4. \$411.00 for any or all of the following:

1. 10,000 cubic feet or more at standard temperature or pressure for compressed gas;
2. 2,700 gallons or more; or
3. 25,000 pounds or more.

(Ord. No. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-102. - Surcharges.**

Surcharges based on actual costs will apply when, in the opinion of the fire chief, circumstances develop that require extraordinary time for issues including but not limited to special research, consultation, or numerous inspections to ensure compliance.

(Ord. No. 3788; Ord. No. 3896, § 1; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-103. - Petroleum facility response—Cost recovery.**

Petroleum facility operators shall pay a fee as specified below, for any response to their petroleum facility (and/or associated piping and wells) by the Santa Barbara County Fire Department that is caused by a violation of Chapter 50 (Hazardous Material) or Chapter 57 (Flammable and Combustible Liquids) of Article 1 of [Chapter 15](#) of the Santa Barbara County Code. There shall be no fee for the initial response to a petroleum facility in a calendar year. However, a fee of seven hundred twelve dollars shall be charged for each subsequent response to a petroleum facility in a calendar year. Additionally, if the time needed by county fire to mitigate the hazard caused by any violation exceeds two hours, the petroleum facility operator shall pay a surcharge based on county fire's actual response costs.

Exception: Offshore related petroleum facilities with conditional use permits and regulated by the county's systems safety and reliability review committee (SSRRC) are exempt from [section 15-103](#).

(Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-104. - Certified Unified Program Agency ("CUPA")—Hazardous materials fee schedule.**

CUPA PROGRAMS		FEE
BUSINESS PLANS		
Health and Safety Code (HSC) Chapter 6.95 Article 1		
Annual administrative fee		
	Maximum # of chemicals	
	1—3	\$ 254.00
	4—6	304.00
	7—10	355.00
	11—20	408.00
	21—100	449.00
	101 or more	556.00
One time agricultural exemption registration fee*		
		101.00
One time remote site exemption registration fee**		
		101.00
Exceptional time and consultation fees, per hour***		
		101.00
California Accidental Release Prevention Program (HSC Ch. 6.95, Article 2), per hour		
		97.00
Photocopies, each		
		0.10
HAZARDOUS WASTE GENERATORS		
Health and Safety Code Chapter 6.5		
Annual permit to operate		
	Hazardous waste generated per facility	
	0.00—0.99 tons	\$ 351.00
	1.00—4.99 tons	425.00
	5.00—19.99 tons	600.00
	20.00 + tons	1,994.00
Some generators ≤ .04 tons (10 gallons) are exempt		
Site mitigation (for clean-up oversight), per hour		
		157.00
Monitoring well permits		
	Well construction/modification	629.00
	Each additional well for same site	157.00
	Well destruction/inactivation	471.00
	Each additional well for same site	157.00
Emergency response (ER)/complaint response, per hour		
		\$122.00
Exceptional time and consultation fees, per hour***		
		96.00
Violation re-inspection fee, per hour		
		96.00
Photocopies, each		
		0.10
ABOVEGROUND PETROLEUM STORAGE ACT		
Health and Safety Code Chapter 6.67		
1,320—9,999 gallons, per site		
		\$ 231.00
10,000 gallons and above, per site		
		338.00
UNDERGROUND STORAGE OF HAZARDOUS SUBSTANCES		
Health and Safety Code Chapter 6.7		
Annual permit to operate		
	Per tank per year	\$ 591.00
Plan check/construction inspection fee		
		2,050.00

Plan check/modification/repair inspection fee	2,006.00
Plan check/abandonment inspection fee	1,312.00
Exceptional time, consultation*** and minor project fee, per hour	95.00
Violation re-inspection fee, per hour	95.00
Photocopies, each	0.10
STATE OF CALIFORNIA UNIFIED PROGRAM OVERSIGHT FEES	
Health and Safety Code Chapter 6.11	
State general program oversight, per facility	\$ 24.00
State electronic reporting surcharge, per facility	25.00
State underground storage tank surcharge (each tank per year), per tank	15.00
State California Accidental Release Prevention Program fee, per facility	270.00

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- * **Agricultural facility above ground fuel tank exemption.** Motor vehicle fuel above ground tanks at agricultural facilities having a capacity of one thousand one hundred gallons or less are exempt from the business plan inventory reporting requirements. The facility must submit a one-time business plan and site map to the county fire department, complete an exemption form and pay a one-time only agricultural exemption registration fee of one hundred one dollars. If, however, the cumulative fuel storage capacity of all tanks at a single facility is greater than twenty thousand gallons, the above ground fuel tank exemption would not apply.
- ** **Remote site exemption.** Remote sites are exempt from the business plan if the hazardous material inventory amounts are equal to or less than all of the following: five hundred cu. ft. compressed inert gases; five hundred GAL combustible liquids used as a fuel source (diesel, fuel oil, kerosene); two hundred GAL electrolytes in closed containers; five hundred GAL lubricating and hydraulic fluids; and one thousand two hundred GAL flammable gas used as a fuel source (propane). The facility has to submit a one-time business plan to the county fire department, complete an exemption form and pay a one-time only remote site exemption registration fee of one hundred one dollars. A remote site is defined as an unstaffed facility located in an isolated sparsely populated area, the facility is secured and not accessible to the public and warning signs are posted and maintained for hazardous materials pursuant to the CA Fire Code.
- *** **Exceptional time and consultation fees.** Surcharges based on actual costs will apply when, in the opinion of the fire chief, circumstances develop that require extraordinary time for issues including but not limited to special research, consultation or numerous inspections to ensure compliance.
- **DELINQUENT FEES.** Fees that are invoiced by the fire department as outlined in [section 15-104](#) "Certified Unified Program Agency (CUPA)—Hazardous Materials Fee Schedule" and which are not paid within thirty calendar days of the original invoice date shall be considered delinquent and the following charges added for delinquency:
 - 1.
 - For the first sixty days from the original invoice date that the bill is not paid in its entirety, a penalty fee equal to ten percent of the unpaid amount of such fee shall be assessed.
 - 2.
 - For the next thirty-day period that the bill is not paid in its entirety, a penalty fee equal to fifteen percent of the unpaid balance shall be assessed.
 - 3.
 - Fees not paid within ninety days from the original invoice date may be referred to the district attorney or other agency for the purposes of collection. In addition to the fee(s) and any penalties associated with delinquent fee(s) described above, the accounts referred for collection shall be charged for the actual costs associated with collection efforts.
- **Note:** Businesses in the county must have a valid permit to conduct operations regulated by the certified unified program agency (CUPA) and hazardous materials unit. Once a facility is in compliance and the invoice fees have been paid, the fire department will issue a permit. Failure to pay the required fee(s) and possess a valid permit may cause regulated operations by the business to cease and cause the fire department to pursue enforcement actions.
- (Ord. No. 4712, § 1, 6-16-2009; Ord. No. 4819, § 1, 12-13-2011)
- _____
- **Secs. 15-105 through 15-120. - Reserved.**

- **Article VI. - Violations—Legal Actions**

- **Sec. 15-121. - Criminal actions.**

(a)

Any person who violates any of the provisions of this chapter of the Santa Barbara County Code or fails to comply with any order made under this chapter or who builds in violation of any plans submitted and/or reviewed under this chapter, or who violated the provisions of any certificate or permit issued under this chapter, and/or who fails to comply with an order made under the authority of this chapter, is, for each and every such violation and noncompliance respectively, severally guilty of a crime. The offense may be filed either as an infraction or a misdemeanor at the discretion of the district attorney.

(b)

If filed as an infraction and upon conviction thereof, the crime shall be punishable by a fine not to exceed one hundred dollars for a first violation, a fine not to exceed two hundred dollars for a second violation of the same code provision within a period of one year, and a fine not to exceed five hundred dollars for each additional violation of the same code provision within one year.

(c)

If filed as a misdemeanor and upon conviction thereof, the crime shall be punishable by a fine of not less than five hundred dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed ninety days, or by both such fine and imprisonment, except that where such prior convictions, as either infractions or misdemeanors, are alleged in the accusatory pleading, and either admitted by the defendant in open court, or found to be true by a jury trying the case, or by the court in a case where guilt is established by a plea of guilty or nolo contendere, or by trial by the court sitting without a jury, the punishment shall be a fine of not less than one thousand dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed one hundred eighty days, or by both such fine and imprisonment.

(d)

Each and every day during any portion of which any violation of this chapter or the rules, regulations, orders, or permits issued there under, is committed, continued or permitted by such person, firm, or corporation shall be deemed a separate and distinct offense.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-122. - Civil actions.**

(a)

Injunctive Relief. Whenever any person, firm, or corporation has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of any provision of this chapter or any rule, regulation, order, or permit issued thereunder, the district attorney, county counsel or district counsel may make application to the Superior Court for an order enjoining such act or practice, or for an order directing compliance, and upon a showing by the fire department that such person, firm, or corporation has engaged in or is about to engage in any such act or practice, a permanent or preliminary injunction, temporary restraining order, or other order may be granted.

(b)

Abatement. In the event that any person, firm, or corporation shall fail to abate a violation hereunder after notice of same and opportunity to correct or end the violation, the district attorney, county counsel or district counsel may apply to the Superior Court of this county for an order authorizing the fire department to undertake those actions necessary to abate the violation and requiring the violator to pay for the costs of such undertaking.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-123. - Civil remedies and penalties.**

(a) Civil Penalties. Any person, whether acting as principal, agent, employee, or otherwise, who willfully violates any of the provisions of this chapter or any rule, regulation, order or permit issued thereunder, shall be liable for a civil penalty not to exceed twenty-five thousand dollars for each day that the violation continues to exist.

(b) Costs and Damages. Any person, whether as principal, agent, employee or otherwise, violates any of the provisions of this chapter or the rules, regulations, order or permits issued thereunder, shall be liable to the County of Santa Barbara for the costs incurred and the damages suffered by the county, its agents, and agencies as a direct and proximate result of such violation(s).

(c) Procedure. In determining the amount of the civil penalty to impose, the court shall consider all relevant circumstances, including, but not limited to, the extent of the harm caused by the conduct constituting a violation, the nature and persistence of such conduct, the length of time over which the conduct occurred, the danger to public health and safety, the corrective action, if any, taken by the defendant and the assets, liabilities, and net worth of the violator(s).

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-124. - Cumulative remedies and penalties.**

The remedies or penalties provided by this section are cumulative to each other and to the remedies or penalties available under all other laws of this state.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Sec. 15-125. - Citations—Enforcement procedures.**

Personnel assigned to the bureau of fire prevention may be guided by the operating procedures as outlined in the 2013 CFC, [Chapter 1](#), Section 109 Violations.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013)

- **Article VII. - Fire Department Administration of Hazardous Materials/Wastes Laws**

- **Sec. 15-126. - Fire department enforcement.**

The Santa Barbara County fire department shall be vested with such powers, functions, duties and responsibilities with respect to hazardous materials, hazardous substances and hazardous wastes set forth in this article VII. Any references or similar references in any law for the regulation of hazardous materials, hazardous substances or hazardous wastes to "administering agency," "local enforcement agency," "local agency," "local public officer," "health officer" or "local health officer" or similar phrase, which references are intended to mean or to identify the local agency designated to administer, implement and/or enforce said law, shall mean the Santa Barbara County fire department for purposes of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Sec. 15-127. - Transfer of authority.**

The administration, application, implementation and enforcement of various federal and state laws and regulations and local ordinances on the control and regulation of hazardous materials, hazardous substances and hazardous wastes are hereby transferred out of the environmental health services division of the Santa Barbara County department of health care services (hereinafter "environmental health services"), and into the Santa Barbara County fire department (hereinafter "fire department").

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Sec. 15-128. - Successor of authority.**

(a)

The fire department succeeds to and is vested with the duties, purposes, responsibilities and jurisdiction, imposed by law or contract or memoranda, heretofore exercised by environmental health services, health officers, local health officers or county health departments as defined in state law and the Santa Barbara County Code and ordinances as they relate to hazardous materials, hazardous substances and hazardous wastes, including, but not limited to, the following state laws, together with their implementing regulations, and the following provisions of the Santa Barbara County Code and ordinances:

(1)

Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), §§ 25500 et seq., of [division 20](#) of the Health and Safety Code;

(2)

Chapter 6.7 (Underground Storage of Hazardous Substances), §§ 25280 et seq., of [division 20](#) of the Health and Safety Code;

(3)

Chapter 6.75 (Petroleum Underground Storage Tank Cleanup), §§ 25299.10 et seq., of [division 20](#) of the Health and Safety Code;

(4)

Chapter 6.5 (Hazardous Waste Control), §§ 25100 et seq., of [division 20](#) of the Health and Safety Code;

(5)

Chapter 6.11 (Unified Hazardous Waste and Hazardous Materials Regulatory Program), §§ 25404 et seq., of [division 20](#) of the Health and Safety Code;

(6)

Chapter 6.65 (Unified Review of Hazardous Materials Release Sites), §§ 25260 et seq., of [division 20](#) of the Health and Safety Code;

(7)

Chapter 6.67 (Aboveground Storage of Petroleum), §§ 25270 et seq., of [division 20](#) of the Health and Safety Code;

(8)

Chapter 6.8 (Hazardous Substance Account), §§ 25300 et seq., of [division 20](#) of the Health and Safety Code;

(9)

Article III (Hazardous Materials Storage Ordinance), §§ [18-21](#) et seq., of [chapter 18](#) of the Santa Barbara County Code;

(10)

Article IV (Hazardous Waste Generator Ordinance), §§ [18-30](#) et seq., of [chapter 18](#) of the Santa Barbara County Code; and

(11)

Article VI (Reporting Requirements), §§ [18-41](#) et seq., of [chapter 18](#) of the Santa Barbara County Code.

(b)

Chapter 6.6 (Safe Drinking Water and Toxic Enforcement Act of 1986), §§ 25249.5 et seq., of [division 20](#) of the Health and Safety Code; and article VII (Monitoring), §§ [18-49](#) et seq., of [chapter 18](#) of the Santa Barbara County Code, are excluded and excepted from the transfer of authority of hazardous materials, substances, and wastes laws and regulations to the fire department.

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Sec. 15-129. - Local health officer.**

Whenever, in any statute, rule, regulation, resolution, order or Santa Barbara County Code or ordinance a power is granted to or a duty is imposed upon the Santa Barbara County health department or upon environmental health services or upon the county health officer or health officer or local health officer pertaining to hazardous materials, hazardous substances and/or hazardous wastes and/or to regulatory programs transferred by the board of supervisors pursuant to this article VII, such powers and duties shall thereafter be administered, applied, implemented and enforced by the fire department.

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Sec. 15-130. - Power and duties of county health officer.**

(a)

Nothing contained herein shall be deemed to limit or otherwise restrict the Santa Barbara County health officer during a state of emergency as provided in Health and Safety Code section 1158.

(b)

The Santa Barbara County health officer shall also retain such authority as is necessary to meet all state and local requirements and responsibilities relating to the protection of public health set forth in section 452 of the Health and Safety Code other than those requirements and responsibilities transferred pursuant to this article VII to the Santa Barbara County fire department.

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Sec. 15-131. - Fees.**

The fee resolutions for environmental health services for the regulation of hazardous materials/substances/wastes that are effective on the date of the adoption of this article VII shall remain in effect. The fire department shall administer and implement said fee resolutions and collect the fees authorized by said resolutions until such time as said resolutions are superseded by fee resolutions that are hereafter adopted by the board of supervisors for the fire department's implementation of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Sec. 15-132. - Violations—Legal actions.**

Article VI, §§ [15-121](#) et seq., of [chapter 15](#) of the Santa Barbara County Code shall not apply to this article VII. The respective enforcement provisions for each of the programs transferred to the fire department pursuant to this article VII shall be those that are set forth in each respective program so transferred.

(Ord. No. 4215, § 1; Ord. No. 4494)

- **Article VIII. - Reserved^[2]**

- **Sec. 15-133. - Reserved.**

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- **Article I. - Sign Regulations**

- **Division 1. - Generally**

- **Sec. 35-1. - Title.**

The regulations contained in this article shall be known and referred to as the "Sign Regulations of Santa Barbara County."

(Ord. No. 2077, § 1)

- **Sec. 35-2. - Purpose.**

The purpose of this article is to harmonize by regulations the legitimate private purpose of signs; that is, the identification and promotion of the seller to the buyer, with the public purposes of public safety, health and welfare. The public purposes most directly expressed in the regulation of signs in the county are traffic safety as related to the diversion of a vehicle driver's attention from the road, both in direction and time, and the economic and aesthetic welfare of the county as related to the existing and future economic significance of tourism; retirement income; and quality residential, recreational, commercial and light industrial developments. All of these economic bases depend in large measure upon the county's ability to maintain its well established reputation as an attractive area, both as to natural and man-made features, in which to visit and to live.

While the regulations contained in this article serve both public purposes, they also may enhance the private purpose of signs. For example, the prohibition against animated signs, roof signs, most projecting signs, marquee signs and portable signs clearly serves both public purposes, but this prohibition also eliminates a jungle of competing signs in which the individual business's identity or message is lost to his potential customer. On the other hand, the permitted use, under this article, of wall signs, freestanding signs permitting changeable copy or multiple copy in place of portable signs, and under canopy signs will serve both public purposes while at the same time permit the more effective realization of the private objectives of signs.

(Ord. No. 2077, § 1)

• **Sec. 35-3. - Definitions.**

For the purpose of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section. The illustrations of the defined words or phrases are merely illustrative. If any conflict exists between the text of a definition and the corresponding illustration, the text shall govern.

Advertising Surface. Sign area.

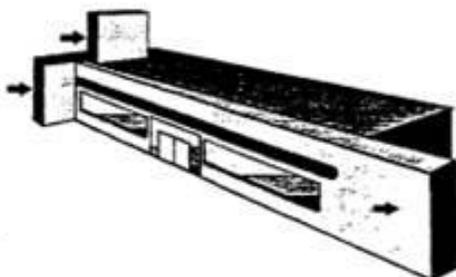
Animated Sign. A sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion. (Animated signs are not permitted in any district—See [section 35-4.](#))

Arcade. Arcade is a permanent roofed structure attached to the building, projecting over public property, and partially enclosed and supported by supports located on public property.

Arcade Sign. A sign located on the exterior of the arcade facing the street which does not extend above or below the arcade structure.

Architectural Board of Review. The architectural board of review of the county.

Architectural Projection. A projection not intended for occupancy and which extends beyond the face of an exterior wall or roof of a building, but not including signs.



ARCHITECTURAL PROJECTION

Building. A structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal or chattel.

Building Facade. That portion of any exterior elevation of a building extending from grade to the eaves or the top of the parapet wall and the entire width of the building elevation.

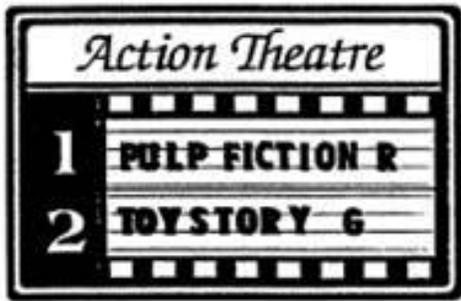
Business Sign. An on-premise sign.

Canopy. A permanent roof structure that does not project over public property, which may be freestanding, attached to a building, or supported in whole or in part by a building.

Canopy Sign. See Under Canopy Sign.

Certificate of Conformance. A certificate issued by the planning department for a sign or sign structure which is in conformance with the provisions of this article.

Changeable Copy Sign. A sign so constructed that the copy can be readily changed by use of movable letters or symbols.



CHANGEABLE COPY SIGN

Combination Farm Sign. A sign used for the purpose of identifying the owner or operator of a farm and the product produced on the farm, which sign may also incidentally identify the contract buyer of the product.

Construction Sign. A temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors, and other information regarding the building or structure.

Directional and Informational Sign. A sign designed to guide or direct pedestrians or vehicles.



DIRECTIONAL AND INFORMATIONAL SIGN

District. An area designated by a zoning ordinance of the county to be subject to the regulations of a particular district. For the purposes of this article, all the zone districts presently existing in the county are segregated into the following categories of residential, estate, agricultural, commercial, heavy commercial, industrial and heavy industrial districts. These categories of districts, as represented by the district symbol, are as follows:

BD				
DR	R-3	E-1	A-1	RA
			(Ord. #661)	
PR	R-4	EX-1	A-1-X	RA
			(Ord. #538)	

R-1	SR-2		AG	U
R-2	SR-4		AGI	WA
		AL		
RESIDENTIAL		ESTATE	AGRICULTURAL	
C-2		PC		DMG
C-2-L		PI		DMX
CN		SC		M-1-A
CH				M-1-B
CM				PM
HEAVY COMMERCIAL				
C-3				
HEAVY INDUSTRIAL				
M-1				
M-I-X				
M-2				
COMMERCIAL			INDUSTRIAL	

Double Face Sign. A sign having only two display surfaces containing the same copy, backed against, parallel to, and not more than twenty-four inches between each other, one face of which is designed to be viewed from one direction and the other face from the opposite direction.

Farm Organization Sign. A sign used only for the purpose of indicating membership in a farm organization, such as Cattlemen's Association, Four H Club, Farm Bureau.

Freestanding Sign. A sign supported by one or more poles, columns, uprights, or by other structural support separated from a building.

Gate or Entrance Sign. A sign attached to an entrance gate or entrance structure to a residential building site or residential subdivision, which identifies the site or subdivision.



GATE OR ENTRANCE SIGN

Ground Sign. A fixed sign containing only the words entrance or exit which is supported on one or more uprights or braces in the ground.

Identification Sign. A sign used only for the purpose of identifying the occupancy of a building, structure, or property.

Institutional Sign. A sign used only for the purpose of identifying an institution.

Marquee. Marquee is a permanent roofed structure, other than an arcade, attached to and supported by the building and projecting over public property.

Marquee Sign. A sign attached to or constructed in a marquee. (Marquee signs are not permitted in any district—See [section 35-4.](#))

Menu Board For Drive-Through Restaurant. A sign that is either affixed to a wall or freestanding, which may be illuminated, which indicates information that is essential for the efficient intake of orders from customers of a drive-through restaurant.

Multiple Copy Sign. A sign which advertises other than the name of the business and the principal product or service.

Off-Premise Sign. A sign not located on or supported by a structure located on the same premises as the business, product, service or activity being identified or advertised by such sign.

On-Premise Sign. A sign containing copy related only to the business, product, service or activity conducted or sold on the same premises as that on which the sign is located.

Outdoor Advertising Sign. An off-premise sign.

Perimeter Lighting. A subdued method of illuminating a sign without illuminating the area outside the sign.

Permanent Sign. A sign not specifically designated as being temporary.

Planning and Development Department. The planning and development department of the county.

Planning Commission. The planning commission of the county.

Planning Department. The planning and development department of the county.

Political Sign. A sign promoting, advertising or identifying a political party, candidate or issue.

Portable Sign. A sign not affixed to the ground or to a building or structure affixed to the ground, for example, a sandwich board. (Portable signs are not permitted in any district—See [section 35-4](#).)

Projecting Sign. A sign mounted on the facade or vertical surface of a building or structure in such a manner that all of the display surfaces are not parallel to the supporting surface.



PROJECTING SIGN

Roof Sign. A sign any portion of which extends more than six inches above a roof or parapet wall of a building and which is wholly or partially supported by the building on which it is located. Signs which are on pylons or other architectural projections and extend more than six inches above a roof or parapet wall are, for the purpose of this article, roof signs. (Roof signs are not permitted in any district—See [section 35-4](#).)

Safety Sign. A sign used only for the purpose of identifying and warning of dangers, such as slow, blind exit, turn off your motor, no smoking, sound horn, children playing and beware of dog.

Shopping Center. A retail commercial center, or group of retail commercial enterprises, planned, developed, managed and maintained as a unit; with common off-street parking provided to serve all uses on the property.

Sign. Any device and all parts thereof and any applied or projected image which is used: (1) to advertise enterprises, products, goods, services, or otherwise promote the sale of objects or identify objects for sale; (2) to identify, to direct or to inform persons concerning enterprises, areas, entities, services or dangers; or (3) to attract attention to the premises or other signs of a particular enterprise or entity, including but not limited to flares, flashing lights, color changes, flags, bunting, pennants or other moving devices.

Sign Area. The area of the entire sign in square feet as measured by the planning department pursuant to the provision of [section 35-11](#) of this article.

Sign Structure. A structure which supports or is capable of supporting any sign as defined in this article.

Street Frontage. The footage of the property that abuts an improved street or streets open to public use to which the property has access.

Temporary Sign. A sign intended to advertise community or civic projects, construction projects, real estate for sale or lease, or other special events on a temporary basis.

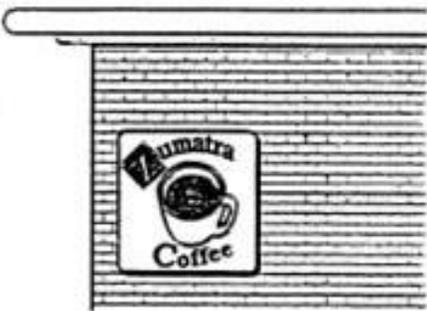
Time and/or Temperature Sign. A changeable copy sign which indicates only the current temperature and/or time.

Under Canopy Sign. A sign attached to the underside of a canopy.



UNDER CANOPY SIGN

Wall Sign. A sign affixed in any manner to any exterior wall of a building or structure and which is parallel to and projects not more than eighteen inches from the building or structure wall and which does not extend more than six inches above the parapet wall or roof of the building on which it is located. Signs which are on architectural projections which do not extend more than six inches above the roof or parapet wall of the building area, for the purpose of this article, are wall signs.



WALL SIGN

Zoning Administrator. The zoning administrator in the planning and development department of the county.

(Ord. No. 2105, § 1; Ord. No. 2077, § 1; Ord. No. 2471, § 1; Ord. No. 3235, § 1; Ord. No. 4207, § 1)

• **Sec. 35-4. - Prohibited signs.**

The following signs are prohibited in all districts within the unincorporated area of the county:

1. Animated signs.
- 2.

Roof signs.

3. Projecting signs, except as specifically permitted by this article for symbols with or without words—See paragraph (6) of [section 35-17](#), paragraph (5) of section 38-18, and paragraph (1) of [section 35-19](#).

4. Marquee signs.

5. Portable signs.

6. More than one freestanding sign for any enterprise, except as specifically permitted by this article.

7. Changeable copy and multiple copy signs, except as specifically permitted by this article in:

- a. Commercial, heavy commercial, industrial and heavy industrial districts for freestanding signs.
- b. Commercial, heavy commercial, industrial and heavy industrial districts for wall signs for certain places of public entertainment.
- c. Service stations in shopping centers.
- d. Church changeable copy signs.

8. Political signs, except as they would be permitted as on-premise or off-premise signs for any nonpolitical enterprise.

(Ord. No. 2077, § 1; Ord. No. 4207, § 2)

- **Sec. 35-5. - Architectural projections and sign structures.**

1. Architectural projections or sign structures shall not increase the number or area of permitted signs, nor shall they be used as a device which is, in itself, a sign, unless such a sign is a permitted sign under this article.

2. Sign structures shall be free of unsightly supporting features, such as bracing, angle iron, guy wires and cables.

(Ord. No. 2077, § 1)

- **Sec. 35-6. - Height and setback regulations of zone districts.**

All signs and sign structures must meet the regulations as to height and setback imposed by the specific zone district in which they are located, if the specific zone regulations are more restrictive than those imposed by this article. Freestanding signs are structures for the purposes of this article and any zoning ordinance of the county.

(Ord. No. 2077, § 1)

- **Sec. 35-7. - Conflict with other county zoning regulations.**

If any provision of this article, except for the height and setback regulations discussed in [section 35-6](#), conflicts with any provision of any regulation contained in any previously adopted zoning ordinance of the county, the provisions of this article shall be controlling.

(Ord. No. 2077, § 1)

- **Sec. 35-8. - Exempt signs, flags and devices.**

The following signs, flags and devices are exempt from the provisions of this article:

1. Flags of a governmental entity or a civic, philanthropic, educational or religious organization.
2. Signs and devices erected by a governmental entity.
3. Signs erected by a public utility or common carrier to warn of dangers, such as the location of underground facilities and railroad crossings.
4. Signs required to be maintained or posted by law or governmental order, rule or regulation.
5. Signs within buildings.

(Ord. No. 2077, § 1)

• **Division 2. - Permits, Overall Sign Plan, Measuring Sign Area, Measuring Street Frontage and Appeals**

• **Sec. 35-9. - Permits issued by planning department.**

1. Requirement for Certificate of Conformance.
 - a. Except for the signs set out in (b), below, on any parcel of land within the unincorporated area of the county, no sign shall be erected, applied, installed, affixed, altered, relocated or projected as an image and no copy shall be changed without a certificate of conformance issued by the planning department. No certificate of conformance is required to change copy in previously approved changeable copy signs and off-premise signs; nor to repair, maintain or clean any existing sign.
 - b. The following signs must conform with the regulations of this article but may be erected, installed, affixed, altered or relocated without a certificate of conformance from the planning department:
 1. For sale, lease or rent signs.
 2. Farm organization signs.
 3. Sale of farm products signs.
 4. Combination farm signs.
 5. Temporary lot identification signs for subdivisions.
 - c. No certificate of conformance shall be issued unless the director of planning and development first determines that the property for which the certificate is requested is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, height requirements, setbacks and any other applicable provisions of this chapter, and such zoning violations enforcement fees as established from time to time by the board of supervisors have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures.
2. Required Information.
 - a.

Name, address and phone number of the applicant.

- b. Name and address of the activity for which the sign is intended and parcel number of land on which it is to be placed.
- c. Four copies of a dimensioned drawing showing type of sign as designated in this article; if lighted, method of illumination; and height above closest centerline of improved and accessible public right-of-way.
- d. Four copies of a dimensioned plot plan, accurate as to scale, showing all structures, the abutting right-of-way line of each street, and location of proposed sign and each existing sign on the property.
- e. If the sign is a wall sign, four copies of an elevation of the building facade. This elevation shall be fully dimensioned and accurate as to scale. It shall show the proposed sign and each existing sign.
- f. One or more photographs (snapshots are adequate) showing the location of the proposed sign and its relationship to the remainder of the property.
- g. A drawing showing the sign in proposed colors.
- h. For temporary subdivision signs, written authorization to the county from the owner of the property on which the sign is to be located to enter upon the property and remove the sign after the termination of the permitted one-year period or any extension thereof.

3.

Fees and Deposits.

- a. A fee, as set by the board of supervisors, shall be paid at the time of application, to cover the cost of processing.
- b. For each temporary sign in excess of ten square feet in sign area, a cashier's check made out to the county in the amount of fifty dollars shall be deposited with the clerk of the board of supervisors (in addition to the filing fee) to insure removal at the end of the permitted life of the sign. This deposit will be returned when the sign is removed by the permittee.

(Ord. No. 2077, § 1; Ord. No. 3592, § 1)

• **Sec. 35-10. - Overall sign plan for shopping centers.**

1.

Who Shall Apply for Approval. The developer, owner or tenants occupying a majority of the floor area within a shopping center jointly or individually shall apply for approval of an overall sign plan for a particular shopping center. Application for such approval shall be made to the planning and development department.

2.

Required Information.

- a. Two copies of the approved shopping center plan showing general location of all existing and proposed signs.
- b. Information sufficient to relate the size, shape and distinctive characteristics of the signs to the buildings depicted on the approved shopping center plan.
- c. Information consisting of drawings and written matter concerning such features as letter types, materials, shapes, illumination or colors of proposed signs.
- d. Such other information as the architectural board of review finds is necessary to properly evaluate the overall sign plan.

e.

If the shopping center is already in operation, the names and addresses of all tenants.

3.

Fees. A fee, as set by the board of supervisors, shall be paid at the time of application, to cover the cost of processing.

4.

Procedure. After the planning and development department determines that the applicant has submitted all the required information, the application shall be placed on the agenda for the next regular meeting of the architectural board of review. The board shall consider the effect of the proposed overall sign plan upon (a) the various parts of and enterprises within the shopping center, (b) the streets and properties surrounding the shopping center, and (c) the overall continuity of design of signs within the shopping center. The board shall make its recommendations, such as the number, type, height, location, size, design, color, materials and lighting of signs on the overall sign plan to the zoning administrator. If the size of wall or under canopy signs or the number, size or height of freestanding signs provided for in the overall sign plan is to be in excess of or more restricted than otherwise permitted by this article, the board shall make specific recommendations on any such modifications from the provisions of this article. The secretary of the board shall give a copy of the board's recommendations to the applicant.

Once the recommendation of the board has been received by the zoning administrator, the application shall be placed on the agenda of the zoning administrator for hearing and decision. The zoning administrator shall mail, with postage prepaid, written notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the shopping center affected, at least ten days before the hearing to the applicant; the owner, if he is not the applicant; all property owners owning property within three hundred feet of the shopping center; and if the application affects an operating shopping center, all tenants within the shopping center. Names and addresses of property owners shall be taken from the last equalized assessment roll or from such other records of the assessor as contain more recent addresses. Names and addresses of tenants shall be supplied by the applicant.

At the hearing, the zoning administrator shall consider the effect of the proposed overall sign plan upon (a) the various parts of the enterprises within the shopping center, (b) the streets and properties surrounding the shopping center, and (c) the overall continuity of design of signs within the shopping center. The zoning administrator shall approve, disapprove, or conditionally approve the overall sign plan. If the size of wall or under canopy signs or the number, size or height of freestanding signs provided in the overall sign plan is to be in excess of or more restricted than otherwise permitted by this article, the zoning administrator shall specifically approve or disapprove of such modifications. If a plan is disapproved, a new plan may be submitted at any time.

(Ord. No. 2077, § 1; Ord. No. 3235, §§ 2, 3)

- **Sec. 35-11. - Measuring sign area.**

In applying the sign area standards of this article, the periphery of the sign shall be established by drawing not more than eight straight lines encompassing the extremities of the sign within the smallest possible area. In the case of freestanding signs, the entire background area shall be included in the sign area measurements. In the case of a double-faced sign, only one face of the sign shall be included in the sign area measurement. Supporting structures so designed as to perform an advertising function shall be included in the sign area. In the case of wall signs, the background area shall be included in the sign area measurements only if it is of a distinctive color, material, texture or shape, the primary purpose of which is to enhance the advertising value of the sign, as determined by the planning department.

(Ord. No. 2077, § 1)

- **Sec. 35-11.1. - Measuring street frontage.**

In computing street frontage for purposes of determining whether the property is entitled to a freestanding sign, if the property abuts two or more such streets, only one such street shall be used in computing the footage. In choosing between two or more such streets, the street carrying the greater traffic shall be used in computing the footage, but if the traffic is equal on two or more streets, the longer street frontage shall be used in computing the footage.

(Ord. No. 2471, § 2)

- **Sec. 35-12. - Appeals.**

1. **What May Be Appealed.** Any decision or determination by the planning and development department, zoning administrator or planning commission may be appealed. Any decision or determination of the zoning administrator or the planning commission may be appealed to the board of supervisors.
2. **Who May Appeal.** The applicant or any person or entity whose property or enterprise is adversely affected by a decision or determination may appeal the decision or determination.
3. **When To Appeal.** Any appeal must be filed in writing with the clerk or secretary of the body to which the appeal is addressed within the ten days following the day on which the appealed decision or determination was made.
4. **Fee.** A fee, as set by the board of supervisors, must be paid at the time of filing of an appeal to the planning commission with the planning and development department and to the board of supervisors with the clerk of the board of supervisors.
5. **Report On Appeal.** Once an application for an appeal is received, the clerk or secretary of the appellate body shall immediately request that the secretary of the planning commission or the director of the planning and development department prepare and submit to the appellate body a written report of the decision or determination appealed from and the reasons for the decision or determination.
6. **Hearing On Appeal.** The planning commission shall hear and decide appeals at a regular public hearing, but no notice of such hearing is required.

The board of supervisors shall hear and decide appeals at a noticed public hearing and the clerk of the board shall mail, with postage prepaid, written notice of the time and place of the hearing, including a general explanation of the decision appealed from and a general description of the property affected, at least ten days before the hearing to the applicant and any persons or entities that received notice of the hearing on the matter at the planning commission or zoning administrator or, if the appeal was not noticed at the planning commission, notice shall be given to the applicant, the appellant, and all property owners owning property within three hundred feet of the property affected. Names and addresses of property owners shall be taken from the last equalized assessment roll or from such other records of the assessor as contain more recent names or addresses.

The hearing on an appeal, the evidence presented to the planning or development department, zoning administrator, or the planning commission and any additional evidence not previously presented may be presented to the appellate body. The appellate body may reverse or affirm, wholly or partly, may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as should be made.

(Ord. No. 2077, § 1; Ord. No. 3235, § 4)

- **Division 3. - Permitted Signs**

- **Sec. 35-13. - Signs permitted in all districts.**

1. **Subdivision Signs.** For each subdivision of five or more lots which has been approved by the county.
 - a. One temporary on-premise advertising sign.
 1. Not exceeding thirty-two square feet in area.
 2. Permitted for a one-year period.
 - b.

One additional temporary on-premise advertising sign.

1.

Where the subdivision abuts upon two or more streets which do not intersect at or near the subdivision.

2.

Subject to the same conditions as the first sign.

c.

Not to exceed three temporary off-premise directional and informational signs.

1.

Each not exceeding twelve square feet in area.

2.

Permitted for a one-year period.

d.

One temporary lot identification sign.

1.

For each underdeveloped lot in the subdivision.

2.

Not exceeding one square foot in area.

3.

Containing only the subdivision lot number.

4.

Permitted until the lot is sold.

2.

Directional and Informational Signs.

a.

County owned official signs in conformance with Resolution No. 72-848 of the board of supervisors, or any future superseding resolution or ordinance regulating the same subject.

b.

Other Directional and Informational Signs.

1.

Subject to obtaining a conditional use permit approved by the planning commission, and specifying size and location of such signs.

2.

Limited to those which, in the opinion of the zoning administrator, are necessary to direct or inform the public as to the location of:

a.

Publicly owned facilities.

b.

Governmentally designated historical points of interest.

c.

Hospitals.

d.

Service club meetings.

1.

The zoning administrator may require that permittees erect a structure designed to hold more than one service club sign.

2.

Must permit additional service club signs to be placed on the same structure when so required by the zoning administrator.

e.

On-premise or off-premise parking areas if the location is not readily apparent to the public.

3. Church Changeable Copy Signs. Each church shall be permitted one on-premise changeable copy sign using perimeter lighting, not exceeding twenty-four square feet in area, and not exceeding a height of ten feet above ground level.
4. Institutional Signs. Each church, school, hospital, lodge, monastery, club, museum or other similar institution shall be permitted one on-premise institutional sign not exceeding twenty square feet in area.
5. Construction Signs. On a building site during construction and to be removed prior to final building inspection: One on-premise, temporary, unlighted sign not exceeding eight square feet.
6. Ground Signs. One on-premise sign for each entrance and exit but not exceeding three feet in height and two square feet in sign area.
7. Safety Signs. On-premise signs, not exceeding two square feet in sign area, and subject to the approval of the planning department as to the necessity for, number, location and height of such signs.

(Ord. No. 2077, § 1; Ord. No. 2997, §§ 1, 2; Ord. No. 3235, § 5)

• **Sec. 35-14. - Residential districts.**

1. For Sale, Lease or Rent Sign.
 - a. On any residential lot except for the initial sale in a subdivision.
 - b. One temporary, on-premise, unlighted sign not exceeding six square feet in sign area.
2. Identification Sign.
 - a. Limited to wall signs.
 - b. Not to exceed two square feet of sign area per residential dwelling unit.
 - c. Not to exceed a total of twenty square feet of sign area per building.
3. Gate or Entrance Signs.
 - a. Not to exceed two signs at any one entrance.
 - b. Not to exceed twenty square feet in aggregate sign area at any one entrance.
 - c. Subject to issuance of conditional use permit.

(Ord. No. 2077, § 1)

• **Sec. 35-15. - Estate districts.**

Signs permitted in residential districts as provided in paragraphs (2) and (3) of [section 35-14](#).

(Ord. No. 2077, § 1)

• **Sec. 35-16. - Agricultural districts.**

1. Farm Organization Signs.
 - a. Two on-premise signs.
 - b. Neither sign may exceed four square feet in sign area.
 2. Sale of Farm Products Signs.
 - a. Advertising the permitted sale of farm products grown on the premises.
 - b. One on-premise, freestanding sign not to exceed twenty-five square feet in sign area.
 3. Identification Signs.
 - a. Limited to identifying a ranch, farm or other use existing and permitted on the property.
 - b. Two on-premise signs, each not exceeding twenty-five square feet in sign area.
 4. Combination Farm Signs.
 - a. One for each farm or ranch.
 - b. An on-premise, freestanding sign not to exceed twenty-five square feet in sign area.
 5. For Sale, Lease or Rent Signs.
 - a. To advertise the sale, lease or rent of any farm or ranch.
 - b. One temporary, on-premise, unlighted sign not exceeding twenty-five square feet in sign area.
- (Ord. No. 2077, § 1)

• **Sec. 35-17. - Commercial and industrial districts outside of shopping centers.**

1. All signs permitted in residential districts under paragraphs (2) and (3) of [section 35-14](#).
2. For Sale, Lease or Rent Signs.
 - a. To advertise the sale, lease or rent of any parcel or premises.
 - b. One temporary, on-premise unlighted sign not exceeding twenty-five square feet in sign area.
3. Wall Signs.
 - a. One on each street frontage.
 1. Not to exceed one-eighth of the square footage of the building facade of that portion of the first floor occupied by the enterprise and upon which facade the wall sign is to be located.
 - 2.

Not to exceed a maximum of one hundred square feet in sign area unless approved as an approved modification, pursuant to sections [35-28](#) through [35-31](#).

b.

For places of public entertainment where the public attraction is constantly changing, e.g., theaters, auditoriums and sports arenas, changeable copy may be used on a wall sign and walls signs may exceed the permitted size under a conditional use permit.

4.

Under Canopy Signs.

a.

One for each enterprise having entrance under or offering service under the canopy.

b.

Not exceeding six square feet in sign area.

c.

Lower edge of the sign must be at least eight feet above finished ground level.

5.

Freestanding Sign Structures.

a.

One on each parcel occupied by an enterprise, if the parcel has a street frontage of at least one hundred twenty-five feet.

1.

Not more than two separate signs may be placed on each freestanding sign structure.

2.

If only one sign is placed on a freestanding sign structure, it shall not exceed one hundred square feet in sign area.

3.

If two signs are placed on a freestanding structure, the lower sign shall not exceed twenty square feet in sign area, the areas of the two signs, added together, shall not exceed one hundred square feet in sign area, and the lower sign may be a changeable copy sign or a multiple copy sign.

4.

The height shall not exceed thirty feet. Height shall be measured from the centerline of the improved portion of the public right-of-way to which the property has access and more specifically, from that point in the centerline which is closest to the sign. If the sign is located an equal distance from several centerlines, the thirty feet shall be measured from the highest of these centerlines.

5.

No part of the sign or supporting structure shall project over the street right-of-way.

b.

For places of public entertainment where the public attraction is constantly changing, e.g., theaters, auditoriums and sports arenas, changeable copy may be used on a permitted freestanding sign, whether one or two signs are placed on the freestanding sign and the sign may exceed the permitted sign under a conditional use permit.

6.

Projecting Signs.

a.

One on each street frontage.

1.

Consisting of only a symbol with or without words relating to the activity on the premises.

2.

Projecting no more than three feet beyond the building facade.

3.

Not exceeding three square feet in sign area.

4.

Lower edge of the sign must be at least eight feet above finished ground level.

5.
Not lighted.

7.
Arcade Signs.

- a.
One on each street frontage having an arcade.
 1.
When the arcade obstructs the view from the street of the wall sign located under the arcade and the arcade exists under a valid encroachment permit from the county.
 2.
Not exceeding ten square feet in sign area.
 3.
Not lighted.

8.
Menu Boards For Drive-Through Restaurant.

- a.
In addition to signs allowed pursuant to sections 35-17.3 and 35-17.5, menu boards for drive-through restaurants subject to the following:
 1.
Not to exceed two on-site, single face signs.
 2.
Limited to locations adjacent to a vehicle queuing lane for the service point of the drive-through restaurant.
 3.
Freestanding menu boards shall not exceed eight feet in height as measured from the finished elevation of the vehicle queuing lane.
 4.
Menu board wall signs shall not exceed the height of the eave of the roof over the wall on which the sign is located.
 5.
Not to exceed thirty-six square feet in the total combined area of both signs unless approved by the zoning administrator as an approved modification, pursuant to sections [35-28](#) through [35-31](#).

(Ord. No. 2077, § 1; Ord. No. 3235, § 6; Ord. No. 4207, § 3)

- **Sec. 35-18. - Shopping centers.**

1.
Conformance With Overall Sign Plan. All signs in a shopping center, except service station signs, shall be in substantial conformance, as determined by the planning department with an overall sign plan for that shopping center, approved as provided in [section 35-10](#) of this article. Signs for service stations shall be as provided for enterprises outside shopping centers in [section 35-17](#).

2.
Wall Signs.

- a.
For each enterprise, one on each frontage on an area open to the public.
 1.
Not to exceed one-eighth of the square footage of the building facade of that portion of the first floor occupied by the enterprise and upon which facade the wall sign is to be located.
 2.
Unless otherwise provided in the approved overall sign plan for the shopping center, not to exceed a maximum of one hundred square feet in sign area, unless approved as an approved modification, pursuant to sections [35-28](#) through [35-31](#).

- b. For places of public entertainment where the public attraction is constantly changing, e.g., theaters, auditoriums and sports arenas, changeable copy may be used on wall signs and wall signs may exceed the permitted size under a conditional use permit.

3.

Under Canopy Signs.

- a. One for each enterprise having entrance under or offering service under the canopy.
- b. Unless otherwise provided in the approved overall sign plan for the shopping center, not to exceed six square feet in sign area, provided, however, that the zoning administrator may approve a larger sign area as an architecturally harmonious size in relation to the size and location of the building area occupied by the enterprise.
- c. Lower edge of the sign must be at least eight feet above finished grade level.

4.

Freestanding Signs.

- a. One in each shopping center if the shopping center has, in addition to street frontage occupied by a service station, a street frontage of at least one hundred twenty-five feet.
 - 1. Not more than one sign may be placed on each freestanding sign structure.
 - 2. Sign shall only identify the shopping center and may not advertise or identify any enterprise or service conducted or merchandise sold within the shopping center.
 - 3. No changeable copy may be used.
 - 4. Not to exceed one hundred square feet of sign area.
 - 5. The height shall not exceed thirty feet. Height shall be measured from the centerline of the improved portion of the public right-of-way to which the property has access and more specifically, from that point in the centerline which is closest to the sign. If the sign is located an equal distance from several centerlines, the thirty feet shall be measured from the highest of these centerlines.
 - 6. No part of the sign or sign structure shall project over the street right-of-way.
 - 7. The base of the supporting structure shall be at least five feet from the street right-of-way line.
 - 8. More than one freestanding sign, a larger sign, or a higher sign may be permitted if (a) approved as an approved modification, pursuant to sections [35-28](#) through [35-31](#), or (b) found to be in substantial conformance with an approved overall sign plan for the shopping center.

5.

Projecting Signs.

- a. When specifically permitted in the overall sign plan, for each enterprise, one on each frontage on an area open to the public.
 - 1. Consisting of only a symbol, with or without words, relating to the activity on the premises.
 - 2. Projecting no more than three feet beyond the building facade.
 - 3.

Not exceeding three square feet in sign area.

4. Lower edge of the sign must be at least eight feet above finished ground level.
5. Not lighted.

6. Menu Boards for Drive-Through Restaurant.

a.

In addition to signs allowed pursuant to section 35-18.2 and section 35-18.4, menu boards for drive-through restaurants subject to the following:

1. Not to exceed two on-site, single face signs.
2. Limited to locations adjacent to a vehicle queuing lane for the service point of the drive-through restaurant.
3. Freestanding menu boards shall not exceed eight feet in height as measured from the finished elevation of the vehicle queuing lane.
4. Menu board wall signs shall not exceed the height of the eave of the roof over the wall on which the sign is located.
5. Not to exceed thirty-six square feet in the total combined area of both signs unless approved by the zoning administrator as an approved modification, pursuant to sections [35-28](#) through [35-31](#).

(Ord. No. 2077, § 1; Ord. No. 3235, §§ 7—9; Ord. No. 4207, § 4)

• **Sec. 35-19. - Heavy commercial and heavy industrial districts outside of shopping centers.**

1. All signs permitted in commercial and industrial districts outside of shopping centers, as provided in [section 35-17](#).

2. No off-premise signs or outdoor advertising sign (business signs excepted) shall have an advertising surface exceeding twelve feet, six inches in height nor forty-two feet in width nor exceeding an overall height of twenty-five feet above the ground level at the sign; provided, however, that where warranted by unusual topographic conditions, the planning commission may permit a greater height above the ground level.

(Ord. No. 2077, § 1)

• **Division 4. - Conditional Use Permits**

• **Sec. 35-20. - When may conditional use permits be issued.**

Conditional use permits for directional and informational signs, gate or entrance signs, and wall signs and freestanding signs exceeding the otherwise permitted size for places of public entertainment where the public attraction is constantly changing may be granted under this article only if the zoning administrator determines that:

1. The sign is necessary to direct or inform the public as to the location or changing attraction of those uses specified in this article.
2. The location and size of the sign will not be detrimental to the safety, convenience, property value, and the general welfare of the neighborhood.

3.

If the sign informs the public concerning service club meetings, the permittee agrees in writing, if required by the zoning administrator, to permit additional service club signs to be placed on the same structure.

(Ord. No. 2077, § 1; Ord. No. 3235, § 10)

- **Sec. 35-21. - Applications.**

An application for a conditional use permit shall be made to the planning and development department and shall be signed by the person or entity seeking to install or maintain the sign and a written consent to the application shall be signed by the owner of the property on which the sign is to be located, if the applicant is not the owner.

The application shall contain a description by address and assessor's parcel number of the property on which the sign is to be located, and such plans, elevations, descriptions, or other data as the planning and development department may require.

(Ord. No. 2077, § 1; Ord. No. 3235, § 10)

- **Sec. 35-22. - Fee.**

A fee, as set by the board of supervisors, shall be paid with the application to cover the cost of processing.

(Ord. No. 2077, § 1; Ord. No. 3235, § 10)

- **Sec. 35-23. - Hearing.**

The zoning administrator shall consider the application at a noticed public hearing. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the property affected shall be given by mail, with postage prepaid, at least ten days before the hearing to the applicant; the owner of the property, if not the applicant; and all persons owning property located within three hundred feet of the property on which the proposed sign is to be located. Names and addresses of property owners shall be taken from the last equalized assessment roll or such other records of the assessor as contain more recent addresses.

(Ord. No. 2077, § 1; Ord. No. 3235, § 10)

- **Division 5. - Variances**

- **Sec. 35-24. - When granted.**

Variances from the terms of this article may be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this article deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

(Ord. No. 2077, § 1)

- **Sec. 35-25. - Applications.**

Applications for variances shall be made to the planning department and shall contain a statement specifying: (1) The street address and assessor's parcel number of the property on which the proposed sign is to be located, (2) the specific variance sought, and (3) the grounds upon which such variance is sought.

Applications shall be signed by the owner of the property on which the sign is to be located or by the tenant of such property with a statement of consent to the variance signed by the owner of the property.

(Ord. No. 2077, § 1)

- **Sec. 35-26. - Fee.**

A fee, as set by the board of supervisors, shall be paid at the time of the application to cover the cost of processing.

(Ord. No. 2077, § 1)

- **Sec. 35-27. - Hearing.**

The zoning administrator shall consider the application at a noticed public hearing. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the property affected, shall be given by mail, with postage prepaid, at least ten days before the hearing to the applicant, the owner of the property, if not the applicant, and all persons owning property located within three hundred feet of property on which the proposed sign is to be located. Names and addresses of property owners shall be taken from the last equalized assessment roll or such other records of the assessor as contain more recent addresses.

(Ord. No. 2077, § 11; Ord. No. 4066, § 1)

- **Division 6. - Approved Modification**

- **Sec. 35-28. - When granted.**

Wall signs and menu board for drive-through restaurants that exceed the sizes permitted in division 3 may be permitted in commercial, heavy commercial, industrial, heavy industrial, and shopping centers, when the zoning administrator finds that the proposed size is architecturally harmonious in relation to the size and location of the building on which it will be placed and the size and location of the area on which the building is constructed.

Freestanding signs that exceed the sizes, heights and numbers permitted in division 3 may be permitted in shopping centers, when the zoning administrator finds that the proposed size, height or number is architecturally harmonious in relation to the size and location of the shopping center.

(Ord. No. 2077, § 1; Ord. No. 3235, § 11; Ord. No. 4207, § 5)

- **Sec. 35-29. - Applications.**

Applications for approved modification shall be made to the planning and development department and shall contain a statement specifying (1) the street address and assessor's parcel number of the property on which the proposed sign is to be located, (2) the proposed location of the sign on the property, (3) the specific approved modification sought, (4) such plans, elevations, descriptions, or other data as the zoning administrator may require, and (5) the grounds upon which such approved modification is sought.

Applications shall be signed by the owner of the property on which the sign is to be located or by the tenant of said property with a statement of consent to the approved modification signed by the owner of the property.

(Ord. No. 2077, § 1; Ord. No. 3235, § 11)

- **Sec. 35-30. - Fee.**

A fee, as set by the board of supervisors, shall be paid with the application to cover the cost of processing.

(Ord. No. 2077, § 1; Ord. No. 3235, § 11)

- **Sec. 35-31. - Hearing.**

The zoning administrator shall consider the application at a noticed public hearing. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the property affected, shall be given by mail, with postage prepaid, at least ten days before the hearing to the applicant; the owner of the property, if not the applicant; and all persons owning property located within three hundred feet of the property on which the proposed sign is to be located. Names and addresses of property owners shall be taken from the last equalized assessment roll or such other records of the assessor as contain more recent addresses.

(Ord. No. 2077, § 1; Ord. No. 3235, § 11)

- **Division 7. - Nonconforming Signs**

- **Sec. 35-32. - Generally.**

Any sign which was lawfully erected and maintained prior to the effective date of this article, May 28, 1970, or the effective date of any applicable amendment to this article, but which does not conform with the provisions, other than the certificate of conformance, of this article, or any amendments thereto, is a nonconforming sign. "Lawfully erected" shall include: signs erected before any sign regulations were applicable to the property, signs erected in conformance with the then applicable sign regulations, but not including the requirement for a land use permit or a zoning clearance, and signs erected pursuant to a variance, a conditional use permit, or an approved development plan. "Lawfully maintained" shall include: signs maintained in conformity with the applicable sign regulations existing immediately before the effective date of this article, including signs maintained pursuant to variances, conditional use permits, and approved development plans; and signs maintained as nonconforming signs with or without a termination date under an operative amortization period. Nonconformance may include, but is not limited to, sign use, type of sign, length, location, number, size and failure to conform with an approved overall sign plan for a shopping center. Nonconformance does not include failure to obtain either a zoning clearance or a land use permit or a certificate of conformance.

(Ord. No. 2116, § 1; Ord. No. 2077, § 1)

- **Sec. 35-33. - Abatement.**

All nonconforming signs may be continued and maintained for a reasonable nine-year period of amortization from the effective date of this article, or any amendment thereto, rendering them nonconforming. At the end of this nine-year amortization period, such nonconforming signs lose their status as nonconforming signs and become illegal signs in violation of the provisions of this article and shall be removed or brought into conformance with this article or any amendment thereto, by obtaining a certificate of conformance, a variance, a conditional use permit or approved modification.

(Ord. No. 2077, § 1)

- **Sec. 35-34. - New signs during nine-year amortization period.**

1.

Outside of Shopping Centers and for Service Stations. In all districts, except for nonservice station uses in shopping centers, during a nine-year amortization period for nonconforming signs on any parcel, signs may be erected, installed, affixed, altered, relocated, applied and projected as an image and copy may be changed on that parcel, provided:

a.

The signs will be in conformance with this article, and

b.

When added together, the nonconforming and conforming signs on the parcel will not exceed either the total number of signs nor the total sign area for all signs permitted by this article, and

c.

A certificate of conformance is issued by the planning department.

2.

Within Shopping Centers, Except for Service Stations.

a.

If no overall sign plan has been adopted for a shopping center, during a nine-year amortization period for nonconforming signs in the shopping center, signs may be erected, installed, affixed, altered, relocated, applied and projected as an image and copy may be changed in the shopping center, and such signs or copy may be maintained for the remainder of the amortization period, provided:

1.

A certificate of conformance effective for the remainder of the nine-year amortization period is issued by the planning department, and

2.

The signs, except for the nonconformance to an overall sign plan, will be in conformance with this article, and

3.

When added together, the nonconforming and conforming signs on the premises, either the premises of an individual business or those of the management controlled common premises, will not exceed either the total number of signs nor the total sign area for all signs permitted by this article.

b.

If an overall sign plan has been adopted for a shopping center, during a nine-year amortization period for nonconforming signs in the shopping center, signs may be erected, installed, affixed, altered, relocated, applied and projected as an image and copy may be changed in the shopping center, provided:

1.

A certificate of conformance is issued by the planning department, and

2.

The signs will be in conformance with this article, and

3.

When added together, the nonconforming and conforming signs on the premises, either the premises of an individual business or those of the management controlled common premises, will not exceed either the total number of signs nor the total sign area for all signs permitted by this article.

(Ord. No. 2077, § 1)

- **Division 8. - Violations, Enforcement and Penalties**

- **Sec. 35-35. - Violations.**

Any sign set up, applied, erected, constructed, altered, affixed, repaired, installed, relocated, enlarged, converted, maintained or projected as an image contrary to the provisions of this article, shall be and the same is hereby declared to be unlawful and a public nuisance.

(Ord. No. 2077, § 1)

- **Sec. 35-36. - Enforcement.**

The planning director, his or her zoning administrator, deputies, assistants and planning technicians are hereby authorized and directed to investigate all purported violations of any of the provisions of this article. If a violation is determined to exist or to be impending, the planning director, his or her zoning administrator, deputies, assistants and planning technicians are hereby authorized and directed to take such measures as they deem necessary or expedient to enforce and secure compliance with the provisions of this article, including the signing of complaints and other legal documents. Where any sign work is being done

contrary to the provisions of this article, the planning director may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the planning director to proceed with the work.

(Ord. No. 2077, § 1; Ord. No. 3457, § 2)

• **Sec. 35-36.1. - Recovery of costs.**

1.

Purpose and Intent. This section establishes procedures for the recovery of administrative costs, including staff time expended on the enforcement of the provisions of this article in cases where no permit is required in order to cure a violation. The intent of this section is to recoup administrative costs reasonably related to enforcement.

2.

Definitions. For the purpose of this section, the following words and phrases shall have the meanings respectively ascribed to them herein.

a.

"Costs" means administrative costs, including staff time expended and reasonably related to enforcement, for items including site inspections, summaries, reports, telephone contacts and correspondence. Travel done for inspections shall not be included.

b.

"Department" means the department of planning and development of the County of Santa Barbara.

c.

"Director" means the director of the department of planning and development, or any person within the department authorized by the director.

d.

"Owner" means the record owner or any person having possession and control of the subject property.

3.

The planning and development department shall maintain records of all administrative costs, incurred by responsible county departments, associated with the processing of violations and enforcement of this article and shall recover such costs from the property owner as provided herein. Staff time shall be calculated at an hourly rate as established and revised from time to time by the board of supervisors.

4.

Notice. Upon investigation and a determination that a violation of any of the provisions of this article is found to exist, the director, or any person within the department authorized by the director, shall notify the record owner or any person having possession or control of the subject property by mail of the existence of the violation, the department's intent to charge the property owner for all administrative costs associated with enforcement, and of the owner's right to a hearing on objections thereto.

The notice shall be in substantially the following form:

NOTICE

The Department of Planning and Development has determined that conditions exist at the property at _____ which violate Section _____ of the County Code, to wit:

(description of violation)

Notice is hereby given that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation, at an hourly rate as established and adjusted from time to time by the Board of Supervisors. The hourly rate presently in effect is _____ per hour of staff time.

You will have the right to object to these charges by filing a Request for Hearing with the Department of Planning and Development within ten (10) days of service of the summary of charges, pursuant to Section 35-36.1.6.

5.

At the conclusion of the case, the director shall send a summary of costs associated with enforcement to the owner and/or person having possession or control of the subject property by certified mail. Said summary shall include a notice in substantially the following form:

NOTICE

If you object to these charges you must file a Request for Hearing on the enclosed form within ten (10) days of the date of this notice.

IF YOU FAIL TO TIMELY REQUEST A HEARING, YOUR RIGHT TO OBJECT WILL BE WAIVED AND YOU WILL BE LIABLE TO THE COUNTY FOR THESE CHARGES, TO BE RECOVERED IN A CIVIL ACTION IN THE NAME OF THE COUNTY, IN ANY COURT OF COMPETENT JURISDICTION WITHIN THE COUNTY.

Dated: _____	_____
	Director

In the event that (a) no request for hearing is timely filed or, (b) after a hearing the director affirms the validity of the costs, the property owner or person in control and possession shall be liable to the county in the amount stated in the summary or any lesser amount as determined by the director. These costs shall be recoverable in a civil action in the name of the county, in any court of competent jurisdiction within the county.

6.

Any property owner, or other person having possession and control thereof, who receives a summary of costs under this section shall have the right to a hearing before the director on his objections to the proposed costs in accordance with the procedures set forth herein.

a.

A request for hearing shall be filed with the department within ten days of the service by mail of the department's summary of costs, on a form provided by the department.

b.

Within thirty days of the filing of the request, and on ten days' written notice to the owner, the director shall hold a hearing on the owner's objections, and determine the validity thereof.

c.

In determining the validity of the costs, the director shall consider whether total costs are reasonable in the circumstances of the case. Factors to be considered include, but are not limited to, the following: whether the present owner created the violation; whether there is a present ability to correct the violation; whether the owner moved promptly to correct the violation; the degree of cooperation provided by the owner; whether reasonable minds can differ as to whether a violation exists.

d.

The director's decision shall be appealable to the board of supervisors pursuant to [section 35-12](#).

(Ord. No. 3593, § 1)

• **Sec. 35-36.2. - Processing fee assessment.**

Any person who shall erect, construct, alter, enlarge, move or maintain any building or structure, or institute a use for which a permit is required by this article without first having obtained a permit therefor, shall, if subsequently granted a permit for that building, structure or use, or any related building, structure or use on the property, first pay such additional permit processing fees as established from time to time by the board of supervisors.

(Ord. No. 3593, § 1)

• **Sec. 35-36.3. - Violations of conditions—Penalty.**

If any portion of a privilege authorized by a modification, variance, conditional use permit, or other permit approved under this chapter is utilized, the conditions of the modification, variance, conditional use permit, or other permit approved under this chapter, immediately become effective and must be strictly complied with. The violation of any valid condition imposed by the planning commission, board of supervisors, zoning administrator, or planning and development department in connection with the granting of any modification, variance, conditional use permit, or other permit taken pursuant to the authority of this chapter, shall constitute a violation and shall be subject to the same penalties as defined in [section 35-41](#).

(Ord. No. 3593, § 2)

- **Sec. 35-37. - Liability.**

The planning director, his or her zoning administrator, or any deputies, assistants or planning technicians, charged with the enforcement of this article, acting in good faith and without malice for the county, shall not thereby render himself liable personally and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties.

Any suit brought against the planning director, his or her zoning administrator, or any deputies, assistants or planning technicians, because of such act or omission performed by him in the enforcement of any provisions of this article, shall be defended by county counsel until final termination of the proceedings.

(Ord. No. 2077, § 1; Ord. No. 3457, § 3)

- **Sec. 35-38. - Cooperation of other officials.**

The planning director may request and shall receive, so far as may be necessary in the discharge of his duties, the assistance and cooperation of other officials of the county.

(Ord. No. 2077, § 1)

- **Sec. 35-39. - Right of entry.**

With the consent of the owner or occupier of any building, structure, or premises or under an inspection warrant issued pursuant to sections 1822.50 to 1822.57 of the Code of Civil Procedure of the state, the planning director, his or her zoning administrator, or any deputies, assistants or planning technicians, may enter at all reasonable times any building, structure or premises in the county to perform any duty imposed upon him by this article.

(Ord. No. 2077, § 1; Ord. No. 3457, § 4)

- **Sec. 35-40. - Legal action.**

If unable to otherwise enforce the terms of this article, the planning director shall refer the matter to the district attorney or county counsel for appropriate legal action, civil, criminal or both.

(Ord. No. 2077, § 1)

- **Sec. 35-41. - Penalties.**

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provision of this article or the rules, regulations, orders or permits issued thereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable by (1) a fine not exceeding one hundred dollars for a first violation; (2) a fine not exceeding two hundred dollars for a second violation of the same ordinance within one year; and (3) a fine not exceeding five hundred dollars for each additional violation of the same ordinance within one year.

Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this article is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

(Ord. No. 2077, § 1; Ord. No. 2947, § 1; Ord. No. 3591, § 1)

- **Sec. 35-42. - Remedies cumulative.**

The remedies provided for herein shall be cumulative and not exclusive.

- **Division 9. - Special Area Requirements**

- **Sec. 35-43. - Summerland sign requirements.**

1.

In General. All signs within the commercial, industrial and public utility zone districts in the planning area of Summerland as shown on Summerland Community Land Use Map shall comply with the regulations of division 1—8 of this article, as well as the regulations of this division. If there is a conflict, the regulations of division 9 shall apply notwithstanding the regulations of division 1—8.

2.

Permitted Signs. Only those signs of each type listed below shall be permitted to be erected or maintained upon any building, lot or parcel of land located in the commercial, industrial and public utility zone districts:

a.

Wall Signs. One or more wall sign(s) on each street frontage unlighted or indirectly lighted. Said sign(s) shall not exceed the lesser of the following areas: (1) one-tenth of the square footage of the building facade of that portion of a single floor occupied by a business and upon which facade the wall sign is to be located; or (2) sixty square feet. If more than one business occupies the building, the businesses may have separate signs or they may share the sign space, so long as the combined sign area does not exceed one-tenth of the square footage of the building facade or sixty square feet, whichever is less.

b.

Identification Signs. One identification sign, unlighted or indirectly lighted, not to exceed ten square feet in area, and no more than five feet in height measured from the ground to the top of the sign, which identifies the business primarily being conducted on the premises.

c.

Banner Signs. One banner sign, unlighted, not to exceed sixteen square feet on the facade having street frontage of the building occupied by the business. The sign shall remain in the public view no longer than forty-five days.

3.

Special Standards for Neon Signs. Neon signs may be considered approvable by the county board of architectural review if the following criteria are incorporated:

a.

The sign is not within one hundred feet of residentially zoned areas;

b.

The sign is not directed towards or visible from residentially zoned areas;

c.

The sign must be compatible with other uses on the property and in the immediate vicinity;

d.

The sign is appropriate for the type of building;

e.

The sign is appropriate for the type of business;

f.

The sign is artistic and subtle in the design and execution; and

g.

The sign is secondary in size and purpose to the primary signage of the business.

4.

Sign Standards.

a.

Construction. The exposed face of all signs shall be either of wood (painted and/or carved) or of painted nongloss material. Signs of any other material shall be deemed to be banner signs.

b.

Illumination. Illuminated signs shall be externally lit and the lighting source shall be screened or situated so as not to cast stray light beyond the property line wherein they are installed. The source of illumination shall be extinguished at closing time of the business.

5.

Prohibited Signs. It shall be unlawful to erect or maintain:

a.

Internally Illuminated Signs: Internally illuminated signs, e.g., fluorescent tube behind plastic.

b.

Pole Signs. Freestanding pole signs higher than five feet measured from the ground at the base of the supporting structure to the top of the sign.

(Ord. No. 4033, § 1)

- [Article V. - Road Names and Address Numbers](#)
- [Sec. 35-500. - Purpose.](#)
- [Sec. 35-501. - Applicability.](#)
- [Sec. 35-502. - Definitions.](#)
- [Sec. 35-503. - Areawide address numbering system.](#)
- [Sec. 35-503.1. - Boundaries.](#)
- [Sec. 35-503.2. - Maps.](#)
- [Sec. 35-504. - Road name and status index.](#)
- [Sec. 35-505. - Legal description of property not affected.](#)
- [Sec. 35-506. - Existing road standards not affected.](#)
- [Sec. 35-507. - Road names—Procedure, standards and signs.](#)
- [Sec. 35-507.1. - Same—Required.](#)
- [Sec. 35-507.2. - Same—Exemption.](#)
- [Sec. 35-507.3. - Procedure for naming and renaming existing public or private roads.](#)
- [Sec. 35-507.4. - Procedure for naming public or private roads created by subdivision of land.](#)
- [Sec. 35-507.5. - Road name selection.](#)
- [Sec. 35-507.6. - Road name signs.](#)
- [Sec. 35-507.7. - Fees.](#)
- [Sec. 35-508. - Address numbers—Procedure, standards and display.](#)
- [Sec. 35-508.1. - Procedure for assigning address numbers.](#)
- [Sec. 35-508.2. - Standards for address numbers.](#)
- [Sec. 35-508.3. - Display of address numbers.](#)
- [Sec. 35-509. - Administration.](#)
- [Sec. 35-509.1. - Administration responsibilities.](#)
- [Sec. 35-509.2. - Amendment.](#)
- [Sec. 35-510. - Enforcement.](#)
- [Sec. 35-510.1. - Enforcement responsibility.](#)
- [Sec. 35-510.2. - Citation and penalties.](#)

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- **Article V. - Road Names and Address Numbers**

- **Sec. 35-500. - Purpose.**

This article provides a road naming and address numbering plan for the unincorporated areas of Santa Barbara County. These regulations are adopted to protect and promote the public health, safety and welfare of those who live and work in the county by:

- (a) Improving the response time for fire, police, and ambulance vehicles;
- (b) Expediting postal and business delivery services; and,
- (c) Reducing confusion when locating businesses and residences.

• **Sec. 35-501. - Applicability.**

- (a) The regulations of this article are effective throughout the unincorporated area of the County of Santa Barbara and the address numbering system will be implemented through the adoption of specific areawide systems by resolution of the board of supervisors after recommendation by the planning commission.
- (b) The address numbering areawide systems are applicable to:
 - (1) All roads and structures located within the boundaries of adopted areawide address numbering systems (see [section 35-508.2](#), paragraph (g), for exceptions relating to accessory structures); and
 - (2) All roads shown on subdivision maps approved for recording regardless of their location within or outside the boundaries of adopted areawide address numbering systems.

• **Sec. 35-502. - Definitions.**

For the purpose of this article, certain terms and words are herewith defined as follows:

Road. A vehicle thoroughfare that provides the principal means of access to abutting property.

Road, Continuous. Two or more road segments within sight of one another at an intersection whose centerlines are offset by less than one hundred feet or whose interior angle of intersection is greater than one hundred ten degrees.

Road, Private. A road providing the principal means of access to five or more residential structures, business entities, or parcels, which is not a public road.

Road, Public. All existing federal, state, and county public roads and all such public roads acquired in the future that have been accepted into a public maintenance system.

Road, Segment. A linear section of road being added to the address numbering system or a section which stands as a separate or noncontinuous road.

• **Sec. 35-503. - Areawide address numbering system.**

• **Sec. 35-503.1. - Boundaries.**

The boundaries of each areawide system shall be established by resolution of the board of supervisors after recommendation by the planning commission. These established boundaries shall be identified on the county-wide official address numbering plan base map prepared by the county resource management department.

• **Sec. 35-503.2. - Maps.**

- (a) All areawide address numbering maps adopted pursuant to this article are available for public inspection at the county resource management department.
- (b) The county-wide official address numbering plan base map shall delineate the boundaries of areawide address numbering systems.
- (c) Each adopted areawide address numbering system shall include a set of maps which identifies base lines, grid index lines, and the address numbers assigned to particular structures and vacant parcels.

- **Sec. 35-504. - Road name and status index.**

The county resource management department shall maintain a road name index to identify the existing names of all roads. The index shall also indicate whether the road is public or private.

- **Sec. 35-505. - Legal description of property not affected.**

The adoption and implementation of this article shall not affect the legal description of any property.

- **Sec. 35-506. - Existing road standards not affected.**

The adoption and implementation of this article shall not affect or supersede county standard details relative to road standards, as adopted by resolution of the board of supervisors, and shall not limit the authority of the county director of public works relative to activities within public road rights-of-way.

- **Sec. 35-507. - Road names—Procedure, standards and signs.**

- **Sec. 35-507.1. - Same—Required.**

A road name shall be required for all public and private roads and for any other roads when deemed necessary by the county resource management department.

- **Sec. 35-507.2. - Same—Exemption.**

Private roads located entirely within a contiguous ownership of more than 200 acres shall be exempt from the road names requirement of [section 35-507.1](#) unless the property owner files a written request for road naming with the county resource management department.

- **Sec. 35-507.3. - Procedure for naming and renaming existing public or private roads.**

(a) Who May Initiate Naming. Naming or renaming of a public or private road may be initiated by the owner of abutting property, the board of supervisors, planning commission, county resource management department, or another public agency or county department.

(b) Application and Petition Required. The initiating property owner or agency shall file a completed "Road Name Application" and "Road Name Petition" with the county resource management department.

(1)

When a naming or renaming is initiated by a property owner, the petition shall be completed with signatures of the property owners or tenants representing at least two-thirds of the dwellings or businesses located along the road segment to be named or renamed.

(2)

When a naming or renaming is initiated by a public agency and the affected road segment is a continuation of a previously named road, the petition shall be completed with the signature of a representative from the initiating agency.

(3)

When a naming or renaming is initiated by a public agency and the affected road segment is not a continuation of a previously named road, the petition shall be completed with signatures of the property owners or tenants representing two-thirds of the dwellings or businesses located along the unnamed portion of the road or other verification of support deemed appropriate by the planning commission.

(c)

Public Hearing Procedure.

(1)

Scheduling of Hearing. Upon receipt of the completed application and petition, the county resource management department shall schedule a public hearing before the planning commission.

(2)

Notice of the Hearing. At least ten days before the public hearing, notice of the hearing shall be posted by the county resource management department in a minimum of three public places along the affected road. Notice of the public hearing shall be sent to all property owners or tenants of parcels abutting the affected road.

(3)

Action of Planning Commission. At the public hearing, the planning commission shall hear and consider all name proposals and objections. If upon conclusion of the public hearing the planning commission finds that one or more names satisfy the requirements of this article, the planning commission shall name or rename the affected road and shall make all findings necessary to support that action.

(4)

Recording Action. Upon the naming or renaming of the road, the planning commission, shall enter in its minutes the officially designated name of the road. Thereafter, the road shall be known by the designated name.

(d)

Appeal. The decision of the planning commission may be appealed in writing by any person, agencies, or association to the board of supervisors within ten days of the action.

(e)

Notification After Change. After adoption of the road name, the county resource management department shall notify all the appropriate public agencies and the property owners and tenants of the dwellings and businesses along the affected road of the road name change.

• **Sec. 35-507.4. - Procedure for naming public or private roads created by subdivision of land.**

This section applies to a road which is located completely within or along the proposed subdivision. Roads created by a proposed subdivision which continue an existing road with a designated name shall bear the name of the existing road.

Unnamed existing roads contained within a proposed subdivision shall be named pursuant to [section 35-507.3](#) (see [section 35-507.5](#), paragraph (c) on continuity).

(a)

Application. The naming of roads created by a proposed subdivision shall be initiated by the property owner or his agent. After approval of a tentative map, the owner or the agent shall obtain, complete, and file a road name application with the county resource management department for review and approval.

(b)

Review and Approval. Proposed road names shall be approved by the county resource management department upon verification of compliance with [section 35-507.5](#) (Road name selection). The approved names shall be shown on the final map submitted for approval and recordation.

(c)

Appeal. The decision of the county resource management department may be appealed in writing by the owner or agent to the board of supervisors within ten days of mailing notification of the decision.

• **Sec. 35-507.5. - Road name selection.**

- (a) Objectives. Proposed road names should be pleasant sounding; easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to pride of home and community.
- (b) Criteria. Road names shall meet the following standards:
 - (1) Road names shall not be duplicated within the area served by the same United States Post Office or police or fire department. No name should duplicate another road name used elsewhere in the county. Similar sounding names are considered duplicates regardless of spelling.
 - (2) Road shall not be named after surnames of living persons.
 - (3) Roads may be named after family surnames prominent in Santa Barbara County history, even if family members still reside in the area.
 - (4) Road names shall have less than twenty-four letters, including punctuation, spacing and road classification (e.g., lane, way, street).
 - (5) Road names shall be easy to pronounce and spell.
 - (6) Road names shall be grammatically correct whether in English or a foreign language.
 - (7) Road names shall include an appropriate road classification (e.g., street, lane, way, etc.).
- (c) Continuity.
 - (1) A continuous road, or one proposed to be continuous, shall have the same name throughout its length.
 - (2) If an otherwise continuous road is interrupted by a drainage channel, freeway, railroad, etc., with no planned connection, the segments shall have different names.
 - (3) Where roads intersect at an interior angle of one hundred ten degrees or less, each segment shall be given a different name if doing so will reduce confusion when locating an address.
- (d) Extra Words. Unnecessary words are to be avoided. Words that may be used are:
 - (1) "East," "West," "North," and "South" indicating direction from a numbering base line; and
 - (2) "Street," "Road," "Place," "Way," "Lane," etc., indicating road classification in English.

• **Sec. 35-507.6. - Road name signs.**

- (a) Objectives.
 - (1) Road name signs should be clearly visible to passing motorists.
 - (2) The letters and numbers used should contrast with the background color and should be large enough to be legible from a vehicle on the roadway.
- (b) Signs for Private Roads. The property owners shall install and maintain permanent road name signs for all private roads.

- (1) All road name signs shall be installed per the prevailing county standard requirements.
- (2) All road name signs for private roads shall adhere to the requirements of paragraph (c), below, with the exception that the background color shall be dark blue.
- (3) Private owner(s) responsible for private road maintenance are responsible for providing and maintaining road name signs.
- (4) Prior to the acceptance of a private road into the county maintained road system, private owner(s) shall replace existing road name signs and install all required road name signs per county standards, requirements and paragraph (c) below.
- (5) The board of supervisors may, at its option, allow an association of owners to design, specify, install, replace and remove road name signs of a standard not in compliance with paragraph 3, below. Maintenance shall be the responsibility of the association.

(c) Signs for Public Roads. Agencies responsible for road maintenance are responsible for providing road name signs for all roads within their jurisdiction. Road name signs for public roads shall meet the requirements for county standard street name signs as approved by the director of public works. The department of public works is responsible for providing road name signs for all county roads in conformance with the standards of this paragraph.

(d) Signs for Existing Roads Affected by Subdivision. The property owner shall install road name signs at unsigned intersections to provide identification for the subdivision as determined by the subdivision review process:

- (1) Road name signs shall be required for all roads created by the subdivision.
- (2) Road name signs may be required for existing roads providing access to the subdivision.
- (3) Road name signs shall meet the requirements for county standard street name signs as approved by the director of public works.

• **Sec. 35-507.7. - Fees.**

A nonrefundable fee is required to process a road name application submitted by a private party. This fee shall be established by the board of supervisors fee resolution.

• **Sec. 35-508. - Address numbers—Procedure, standards and display.**

• **Sec. 35-508.1. - Procedure for assigning address numbers.**

(a) Assignment of Number. The county resource management department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants. A record of all assigned numbers shall be maintained by the department and shall be available for public inspection during business hours.

(b) Notification of Change. If an address number is changed, the owner and tenant in charge of a house or building to which a number has been assigned will be notified in writing by the department at least ten days prior to the effective date.

• **Sec. 35-508.2. - Standards for address numbers.**

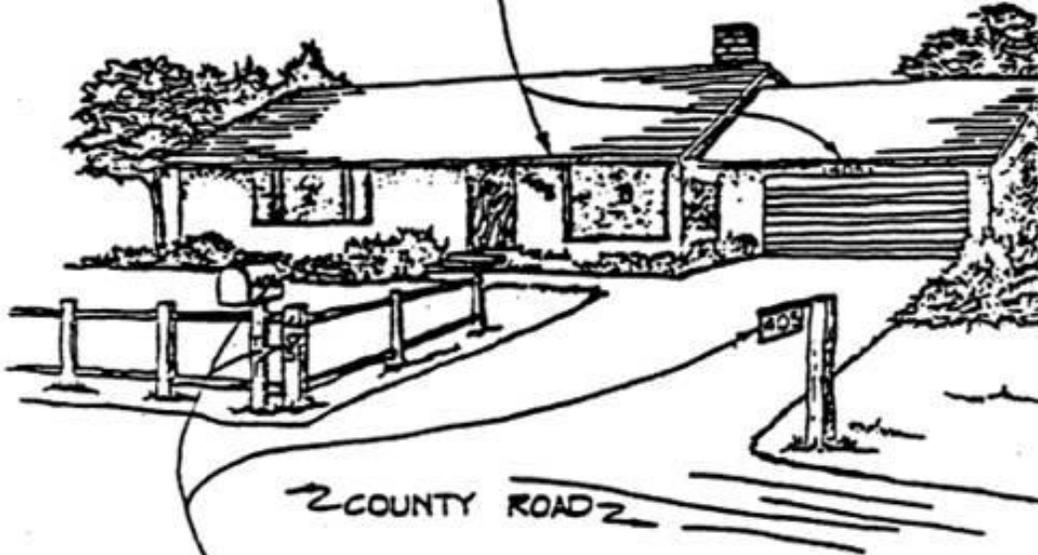
Address numbers shall be determined according to the incremental distance between system grid lines and the following section standards when applicable:

- (a) **Multiple Units.** Separate internal units within residential and business complexes may be identified by a suffix (apartment, suite, space, unit, etc.) determined by the resource management department in consultation with the property owner, emergency service agencies and the United States Postal Service.
- (b) **Corner Lots.** Corner lots will be addressed from the road upon which the principal entrance faces; except when the principal entrance is not visible from that road or is inaccessible for fire access from that road, then the parcel shall be addressed from the road intersected by the driveway.
- (c) **Parcels Less Than One Acre.** The address shall be assigned at the center point of the parcel frontage.
- (d) **Parcels Greater Than One Acre.** The address shall be assigned where the driveway intersects the parcel frontage.
- (e) **Unnamed Roads Serving Less than Five Residences or Parcels.** The address number shall be assigned corresponding to the numbering on the road where the unnamed road originated.
- (f) **Vacant Lots.** May be assigned an address number at the center point of the parcel frontage. This pre-assigned address may be changed at the time a building permit is issued in order to comply with paragraphs (b), (c) and (d) of this section.
- (g) **Accessory Structures.** Will not be issued an address number unless the property owner can demonstrate special circumstances requiring a separate number.

• **Sec. 35-508.3. - Display of address numbers.**

- (a) **New Construction.** The property owner shall display the assigned address number before requesting a final building inspection. The address number shall be displayed in compliance with paragraphs (d), (e), and (f) of this section.
- (b) **Existing Structures.** Within thirty days after receiving written notification of an address change, the owner or tenant shall display the number in compliance with paragraphs (d), (e), and (f) of this section and shall remove any obsolete number.
- (c) **Ranching and Agricultural Operations Over Two Hundred Acres.** The owner or tenant of new or existing structures shall display the address number in compliance with paragraphs (d) and (f) of this section.
- (d) **Size of Numbers.** All address numbers shall be a minimum height of three inches, reflective, and a color contrasting to the background color.
- (e) **Number Location.** Address numbers shall be placed at front doors, on mailboxes, on private lamp posts, near garage doors, at driveway entrances, or other places of similar proximity, so that the number is visible from the public right-of-way. See Plate A, illustrating correct display, which is incorporated herein by this reference.

SUGGESTED ALTERNATIVE LOCATIONS FOR NUMBERS; USE THE TYPE WHICH CAN BE BEST SEEN FROM THE ROAD.

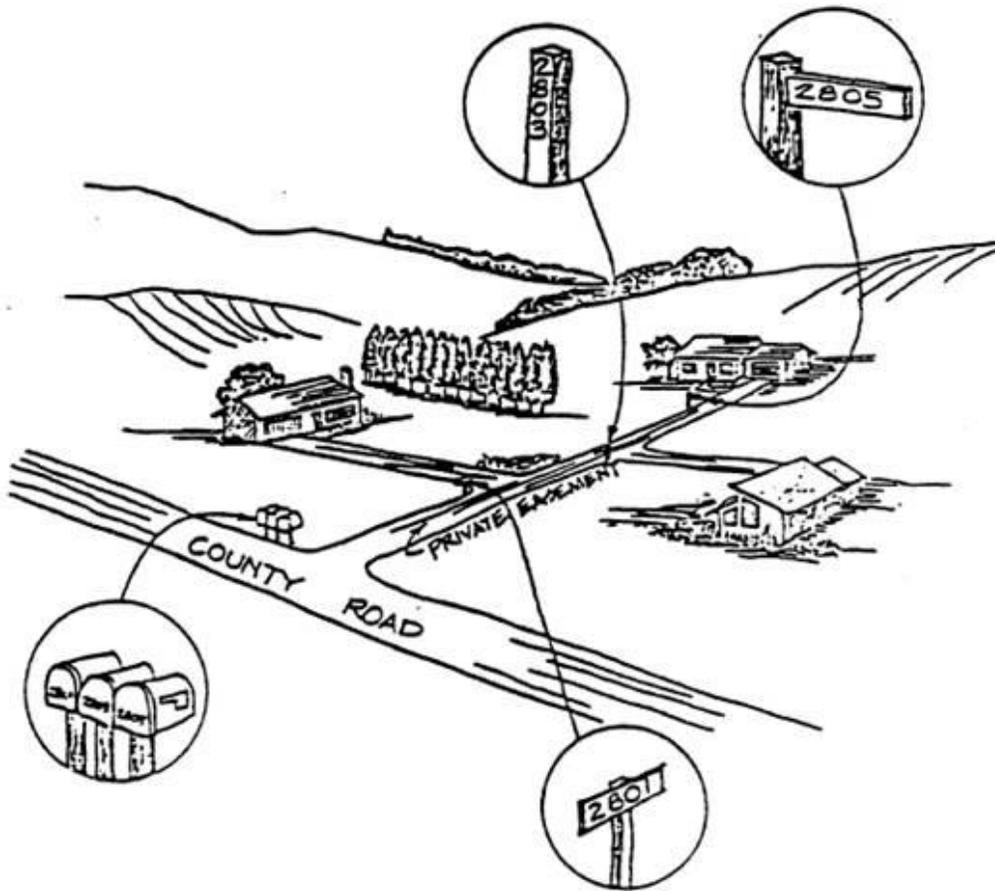


WHEN HOUSE IS SOME DISTANCE FROM THE PUBLIC ROAD, PLACE NUMBERS ON MAILBOX OR ON A POST. USE REFLECTIVE NUMBERS WHICH ARE AT LEAST (3") THREE INCHES IN HEIGHT AND A COLOR CONTRASTING WITH THE SURFACE WHERE PLACED.

PLATE A

(f)

Number Location for Obscured Structures. Where residences or businesses are not clearly visible from the road, address numbers shall be posted on a marker other than a mailbox. The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification. See Plate B, incorporated herein by this reference. This section also applies to the names of roads with private driveways or forks. The address numbers of the homes on the private driveway shall be posted on the named road and shall include a directional arrow to indicate location of the residence or business.



WHEN MAILBOX IS NOT LOCATED
IN FRONT OF YOUR HOUSE OR
WHEN AMONG A GROUP OF MAIL-
BOXES, SHOW NUMBER AS SHOWN
ABOVE.

PLATE B

(g)

Mailboxes. When the mailbox of a residence or business is located on the same road as the residence or business, only the number need be posted on the box. When the mailbox and building are located on separate roads, both the road name and address number are required to be placed on the mailbox. See Plate C, incorporated herein by this reference.

WHERE RESIDENCES ARE LOCATED ON PRIVATE ROADS, BUT THE MAILBOX IS LOCATED AT THE COUNTY RD., SHOW NAME, NUMBER AND ROAD NAME. (NAME OF OCCUPANT IS OPTIONAL)

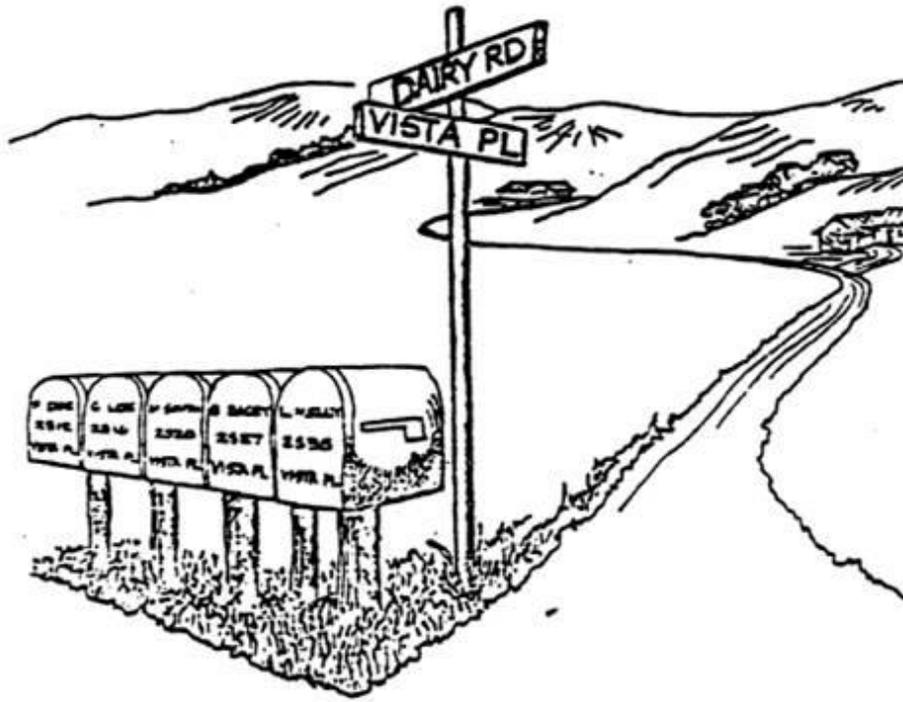


PLATE C

- **Sec. 35-509. - Administration.**

- **Sec. 35-509.1. - Administration responsibilities.**

(a)

Issuing Agency. All road names and address numbers shall be issued by the county resource management department in compliance with this article.

(b)

Road Name Signs. Road name signs along county maintained roads shall be installed by the county public works department or at its direction in compliance with [section 35-507](#).

- **Sec. 35-509.2. - Amendment.**

Amendments of this article may be initiated by the board of supervisors, the planning commission, the county resource management department, or a private party. All amendments shall be reviewed by the planning commission for their recommendation to the board of supervisors.

- **Sec. 35-510. - Enforcement.**

- **Sec. 35-510.1. - Enforcement responsibility.**

(a) County Fire Department. It is the duty of the county fire department to enforce this article and all of its provisions.

(b) County Building and Safety Division. The county building and safety division of the public works department is responsible for enforcing this article when it applies to new construction. The county building and safety division shall require the installation of address numbers in compliance with [section 35-508.3](#) (Display of address numbers) for any construction completed after the adoption of the applicable areawide address numbering system.

- **Sec. 35-510.2. - Citation and penalties.**

Those who fail to meet the requirements of this article shall be issued a citation as provided in [section 1-8](#) of this Code. Penalties for violation are established by [section 1-7](#) of this Code.

(Ord. No. 3295, § 1)

- **Article VI. - Adoption of Zoning Maps**

- **Sec. 35-515. - Findings.**

(a) Prior to the adoption of this article, a zone classification has been adopted for all land in the unincorporated area of the County of Santa Barbara. Said comprehensive zoning was effected by ordinances adopting zoning maps or legal descriptions of the land zoned which were added to county Ordinance No. 453 by amendments to sections [3.1](#), to county Ordinance No. 538 by section 1, and to county Ordinance No. 661 by amendments to article IV.

(b) The county assessor maintains maps showing all parcels of land in the unincorporated area of the County of Santa Barbara. The assessor maintains said maps in accordance with sections 1254-56 of the Revenue and Taxation Code and updates said maps to show changes in lot lines.

(c) The county will use the current Assessor's Parcel Maps as the basis maps and graphically delineate on such maps through the use of a transparent overlay, the current zoning classifications as they are now shown on the adopted zoning maps and adopted legal descriptions. Currently, there are seventy-eight Assessor's Parcel Map Books, which contain one thousand seven hundred twenty-nine Assessor's Parcel Maps of the unincorporated area of Santa Barbara County. These new one thousand seven hundred twenty-nine maps, which combine the Assessor's Parcel Maps with the delineation of the current applicable zoning, shall hereinafter be referred to as the "Santa Barbara County Zoning Maps."

(d) In the future, changes in zoning classifications will be adopted by the board of supervisors by zoning ordinances, but these ordinances will not contain a zoning map to be published with the ordinance. The zoning ordinance will adopt the new zoning overlay map into [section 35-516](#) by reference. In the future, changes in the basis maps, the Assessor's Parcel Maps, will also be adopted by ordinances adopting the new basis maps into [section 35-516](#) by reference.

- **Sec. 35-516. - Adoption of new zoning maps.**

One thousand seven hundred twenty-nine zoning maps entitled "Santa Barbara County Planning Dept. Zoning Map" are hereby adopted by reference as the official Santa Barbara County zoning maps for the unincorporated area of the county. The adoption of said maps does not change the zone classification of any land, and in the event of any error in the transference of classifications from the old zoning maps and legal descriptions to the new zoning maps, the zone classification of the land as shown on the old zoning maps or legal descriptions shall prevail, and the new zoning maps shall be changed to correct the error. Three copies of the county zoning maps are on file in office of the clerk of the board of supervisors. All zoning maps adopted by reference by this section shall be part of this article and this section.

On the new county zoning maps, the zoning classifications pursuant to county Ordinance Nos. 453 and 538 are marked with the designation "ORD 453" and "ORD 538" respectively. Zoning classifications pursuant to county Ordinance No. 661 are simply designated by the zone district.

- **Sec. 35-517. - Legal validity.**

If a court of competent jurisdiction should decree or adjudge that the adoption of the new zoning maps as provided in [section 35-516](#) is invalid, the old zoning maps and legal descriptions which existed prior to the adoption of these sections are hereby reinstated as the official zoning maps of the County of Santa Barbara.

(Ord. No. 2984, § 1)

- **Article VII. - Covenants of Easement**

- **Sec. 35-700. - Creation of easements.**

Pursuant to article 2.7 (commencing with section 65870) of [chapter 4](#) of division 1 of title 7 of the Government Code, which authorizes any county to adopt an ordinance for the imposition of covenants of easements, each county official or agency with authority to issue or approve a land use or development permit shall have authority to require recordation of covenants of easement to assure compliance with any conditions of approval and any other requirement of law. A covenant of easement required pursuant to this chapter may be for purposes including, but not limited to, parking, ingress, egress, emergency access, light and air access, landscaping, open space purposes, structures accessory to the aforementioned purposes, or a combination of the aforementioned purposes. For purposes hereof, "land use or development permit" shall include, but not be limited to, a grading permit, building permit, development plan approval, conditional use permit, coastal development permit, variance, modification, architectural design approval and all similar permits and approvals for the use or development of land.

(Ord. No. 4225, § 1)

- **Sec. 35-701. - Common ownership.**

A covenant of easement created pursuant to this chapter shall only be effective if at the time of its recordation, all of the real property benefited or burdened by the covenant shall be in common ownership.

(Ord. No. 4225, § 1)

- **Sec. 35-702. - Effective date—Duration.**

The covenant of easement shall be effective when recorded and shall act as an easement pursuant to [chapter 3](#) (commencing with section 801) of title 2 of part 2 of division 2 of the Civil Code, except that it shall not merge into any other interest in the real property. Section 1104 of the Civil Code shall be applicable to conveyance of the affected real property. A covenant or easement authorized by this chapter may not be terminated except as authorized by [section 35-706](#) of this article.

(Ord. No. 4225, § 1)

- **Sec. 35-703. - Identification of easement and approval.**

A covenant of easement recorded pursuant to this chapter shall describe the real property to be subject to easement and the real property to be benefited thereby and shall identify the approval, permit or designation granted which relied upon or required the covenant.

(Ord. No. 4225, § 1)

- **Sec. 35-704. - Runs with real property.**

A covenant executed pursuant to this chapter shall be enforceable by the successors in interest to the real property benefited by the covenant, the county and any person authorized to enforce it by the county.

(Ord. No. 4225, § 1)

- **Sec. 35-705. - Recordation.**

The covenant of easement (a) shall be recorded in the official records of the county, (b) shall contain a legal description of the real property, and (c) shall be executed by the owner of the real property. From and after the time of its recordation, the covenant shall impart notice thereof to all persons to the extent afforded by the recording laws of this state. Upon recordation, the burdens of the covenant shall be binding upon, and the benefits of the covenant shall inure to, all successors in interest to the real property.

(Ord. No. 4225, § 1)

- **Sec. 35-706. - Procedure for release of covenant.**

(a)

Release. Any person may request a hearing for release of a covenant. An application for release shall be filed with the planning and development department on forms approved by that department, shall contain the information required by the department and be accompanied by all applicable processing fees. The planning and development department shall review said application and shall make a recommendation to the planning commission, which shall conduct a public hearing on said application. Said hearing shall be noticed in the same manner as public hearings conducted for the development upon which the covenant was required. Upon a determination that the restriction of the property is no longer necessary to achieve the land use goals of the county, the planning commission shall direct the planning and development director to record a release of the covenant.

(b)

Appeal to Board of Supervisors. Any decision of the planning commission under this section may be appealed to the board of supervisors by filing a notice of appeal with the clerk of the board and making payment of all required appeal fees within ten days after the decision of the planning commission.

(Ord. No. 4225, § 1)

- **Sec. 35-707. - Fees.**

The board of supervisors may, by resolution, establish fees for filing applications, processing covenants of easement and releases thereof and any other matters related to this chapter.

(Ord. No. 4225, § 1)

PRIVATE ROAD AND DRIVEWAY STANDARDS

Development Standard #1

I. DRIVEWAYS

- A. DEFINITION: Driveway – A private right-of-way that provides the principal means of vehicular access from a public right-of-way to four or fewer parcels.
1. A driveway serving residences on one parcel shall have a minimum width of 12 ft. See example on Page 8.
 2. A driveway serving residences on two parcels shall have a minimum width of 16 ft. See example on Page 8.
 3. A driveway serving residences on three to four parcels shall have a minimum width of 20 ft. See example on Page 8.
 4. Access for five or more parcels shall meet Private Road Standards.
 5. 12 ft wide and 16 ft wide driveway sections in excess of 500 ft shall have turnouts approximately every 500 ft. Line of sight issues, topography, or physical constraints may indicate shorter or longer intervals. Driveway dimensions at turnout locations shall be 22 ft wide by 50 ft long inclusive of the driveway. See example on Page 7.
- B. Approved turnaround (large enough to accommodate fire trucks) shall be required for driveways longer than 150 ft. See examples on Pages 9 and 10 (CFC 503.2.5).
1. Turnarounds must not exceed 5% in slope.
- C. Minimum dimensions for driveway switchbacks shall conform to example as shown on Page 11. (CFC 503.2.4)
- D. Driveways may require civil engineering design and certification as deemed necessary on a case-by-case basis.
- E. The minimum standard structural section for an all-weather driveway is 6 in. of Class II Aggregate Base (95% relative compaction) (Cal-Trans specifications) over 6 in. of compacted sub-grade soil (95% relative compaction), with adequate drainage control.

NOTE: Multi-family development projects may have additional requirements beyond what is in this standard.

II. PRIVATE ROAD

This section applies to access roads serving residences on five or more parcels.

A private road is a road over which the County has no maintenance responsibilities. The private road may be located in either a publicly or privately owned easement.

NOTE: Developments that require multiple access roads shall comply with the "ACCESS ROAD" DEFINITION. All required access roads shall be able to be used routinely for access into and out of an area.

A. DEFINITIONS:

1. PRIVATE ROAD: A street which is not a public road and does not meet the definition of a driveway.
2. ACCESS ROAD: A private or public road (but not a driveway) used routinely for access into and out of an area for the public and for emergency equipment.

Planned Unit Development of 30 homes or more located in High Fire Hazard areas are required to have multiple access roads.

NOTE: For Planned Unit Developments, road widths shall be established as outlined in the Santa Barbara County Engineering Design Standards Manual.

3. ALTERNATE ACCESS ROAD: An alternate access road provided for the public and for emergency equipment, to be used only when the primary access point is impaired by vehicle congestion or other emergency conditions.

Construction standards for an alternate access road shall be the same as those for primary access roads except that the width for the alternate access road need not exceed 24 feet when there is no on-street parking.

NOTE: The use of alternate access must be approved by the Fire Chief or designee.

4. EMERGENCY ACCESS: An access that does not serve buildings and is being provided for emergency vehicles only, such as access into wildland areas. This type of access is not intended for public use.

B. Access roads serving residences on five or more parcels shall have a minimum width of 24 ft.

C. All access roads shall require civil engineering design and certifications.

- D. All dead-end access roads shall terminate with either a 40 ft or 48 ft radius bulb turnaround or as approved by the Fire Chief or designee. See examples on Pages 14 and 15 (CFC 503.2.5).
- E. Two separate and approved access roads (not alternate access) shall be provided when it is determined by the Fire Chief that access by a single road, in excess of 600 ft, might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access (CFC Appendix D107.1 & 503.1.2)
- F. Minimum curve radius for access roads is 50 ft from centerline.

III. GENERAL REQUIREMENTS FOR DRIVEWAYS AND PRIVATE ROADS

Fire department access ways shall be provided and maintained in accordance with the California Fire Code (CFC) and as provided herein.

- A. Adhere to all Santa Barbara County Public Works and Flood Control grading and drainage requirements.
- B. The minimum standard structural section shall be designed and constructed to be capable of supporting a 20-ton vehicle. (CFC 503.2.3)
- C. A minimum easement shall be provided sufficient to provide appropriate shoulders.
 - 1. 2 foot minimum shoulders on both sides of the paved roadway shall be required unless waived by the Fire Chief or designee.
- D. The standard structural section per Santa Barbara County Public Works, Road Division, may be modified by engineering design or certifications.
- E. Surface Standards (CFC 503.2.3)

Paving is defined as:

- 1. Asphaltic concrete pavement
- 2. Poured concrete
- 3. Chip seal, allowable for grades less than 10%
- 4. Interlocking pavers over approved compacted sub-grade

NOTE: "Grass-Crete" or "Turf Block" is not an acceptable method of paving on an access road but may be authorized for a driveway on a case-by-case basis.

- F. An approved all-weather road surface is allowed where grades do not exceed 10% on driveways and private roadways.
- G. An approved all-weather road / driveway surface is defined as: Suitable aggregate material over compacted subgrade soil.
- H. Paving as defined in III.E. is required on road grades exceeding 10% in slope. A minimum of 2-1/2 in. of asphalt concrete pavement shall be provided over Class II aggregate base, or alternative, as approved.
- I. Maximum allowed grade shall not exceed 15% unless approved by the Fire Chief or designee. Gradients up to 20% may be allowed with extenuating circumstances. Any gradient approved above 15% in slope must consist of a concrete structural section designed by a civil engineer. At no time shall any Fire Department access exceed 20% in slope.
- J. Angles of approach and departure shall be less than 12 degrees combined, e.g., driveway encroachments, drainage crossings.
- K. Minimum access road widths of 24 ft provided in this standard assume no parking on either side of the roadway. Minimum access road width with parking on one side is 28 ft, curb face to curb face. Minimum access road width for parking on both sides of road is 36 ft, curb face to curb face. See examples on Page 16. (Parking Lane = 8 ft)
- L. No stopping fire lane signage, red curbs, stenciling of "FIRE LANE" and striping may be required. See Pages 17 and 18. (CFC Appendix D103.6) (California Vehicle Code, Section 22500.1)
- M. Access
 - 1. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of a public or private road or private driveway as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
 - 2. Gated access shall be provided with an approved Fire Department locking system. Minimum clear width of gate opening shall be the same as required of the road served. Please refer to Santa Barbara County Fire Department Development Standard #7. (CFC 503.6)

3. All weather access shall be provided prior to construction of structure. A fire engine must be able to access the building site during construction. (CFC 501-4)
 - a. **Bridges, culverts, cattle guards serving driveways** shall be constructed and maintained in accordance with AASHTO HB-17 (Standard Specification for Highway Bridges) or Standard Cal Trans Bridge Design Specifications and shall have a minimum H-20 rated capacity (refer to Page 12); certified by a registered structural engineer. Capacity shall be posted at bridge approaches. A copy of such certification shall be on file with the Fire Department. Minimum clear width of bridge shall be the same as required of the driveway served unless waived by the Fire Chief or designee. See example on Page 12. (CFC 503.2.6)
 - b. **Bridges, culverts and cattle guards serving roadways** shall be constructed and maintained in accordance with AASHTO HB-17 (Standard Specification for Highway Bridges) or Standard Cal Trans Bridge Design Specifications and shall have a minimum HS-20 rated capacity (refer to Page 13); certified by a registered structural engineer. Capacity shall be posted at bridge approaches. A copy of such certification shall be on file with the Fire Department. Minimum clear width of bridge shall be the same as required of the road served unless waived by the Fire Chief or designee. See Example on Page 13. (CFC 503-2.6)

N. Vegetation Clearance

1. Vertical clearance of 13 ft 6 in. shall be maintained. (CFC 503.2.1)
2. Horizontal clearance of up to 10 ft on each side of the driveway or private road shall be maintained as required by the Fire Chief or his designee.
3. Additional clearance may be required in high fire hazard areas.

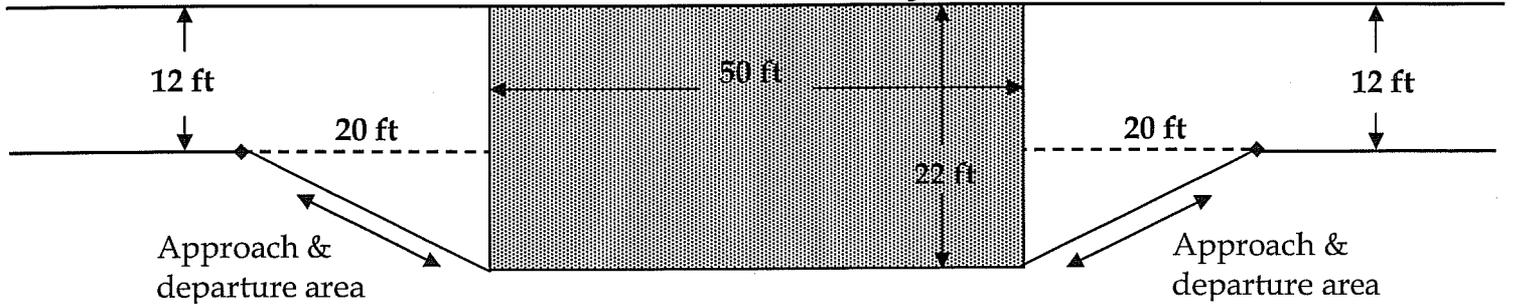
O. Street Name Signs and Building Addressing

1. Street signs shall be installed on private roads. (CFC 503.3)
2. Address numbers shall be installed on the residence prior to occupancy. (CFC 505.1)
3. Residential addresses must be a minimum of 3 in. high on a contrasting background. (County Code, Chapter 15)

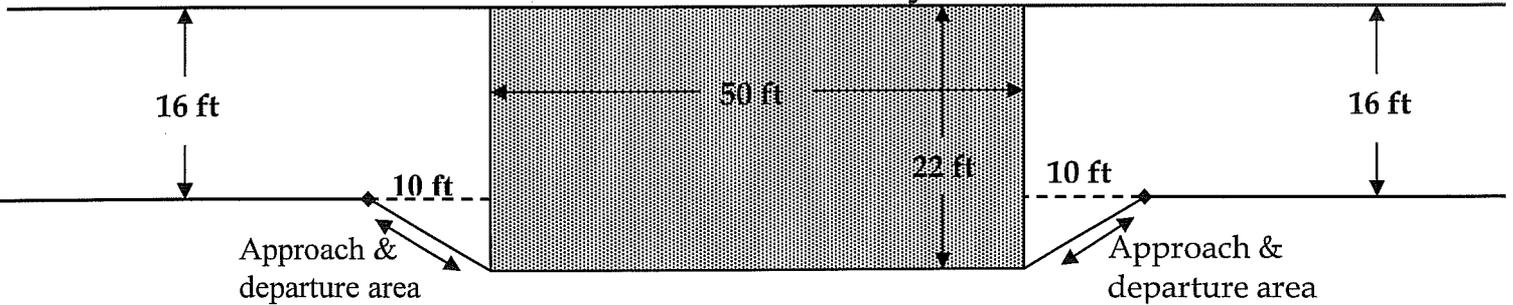
4. Commercial addresses must be a minimum of 6 in. high on a contrasting background. (County Code, Chapter 15)
 5. Addresses must be readily visible from the street or private road. At road forks or down long driveways, it must be obvious to any emergency vehicle where the house is located by direction and numerical signs. (CFC 505.1)
 6. Addresses are assigned by the Fire Department.
- P. Individual review of each proposed road section may disclose that a higher standard of design is warranted by potential future or additional use of the road section or by the existence of special circumstances. (CFC 503.2.2)
- Q. The Fire Chief or designee is authorized to approve alternate materials or methods provided the Fire Chief or designee find the proposed design, use or operation satisfactorily complies with the intent of the California Fire Code and the method of work performed or operation is for the purpose intended, at least equivalent to that prescribed in this standard in quality, strength, effectiveness, fire resistance, durability and safety.

Turnout Examples for 12-Foot and 16-Foot Driveways

12-Foot Driveway

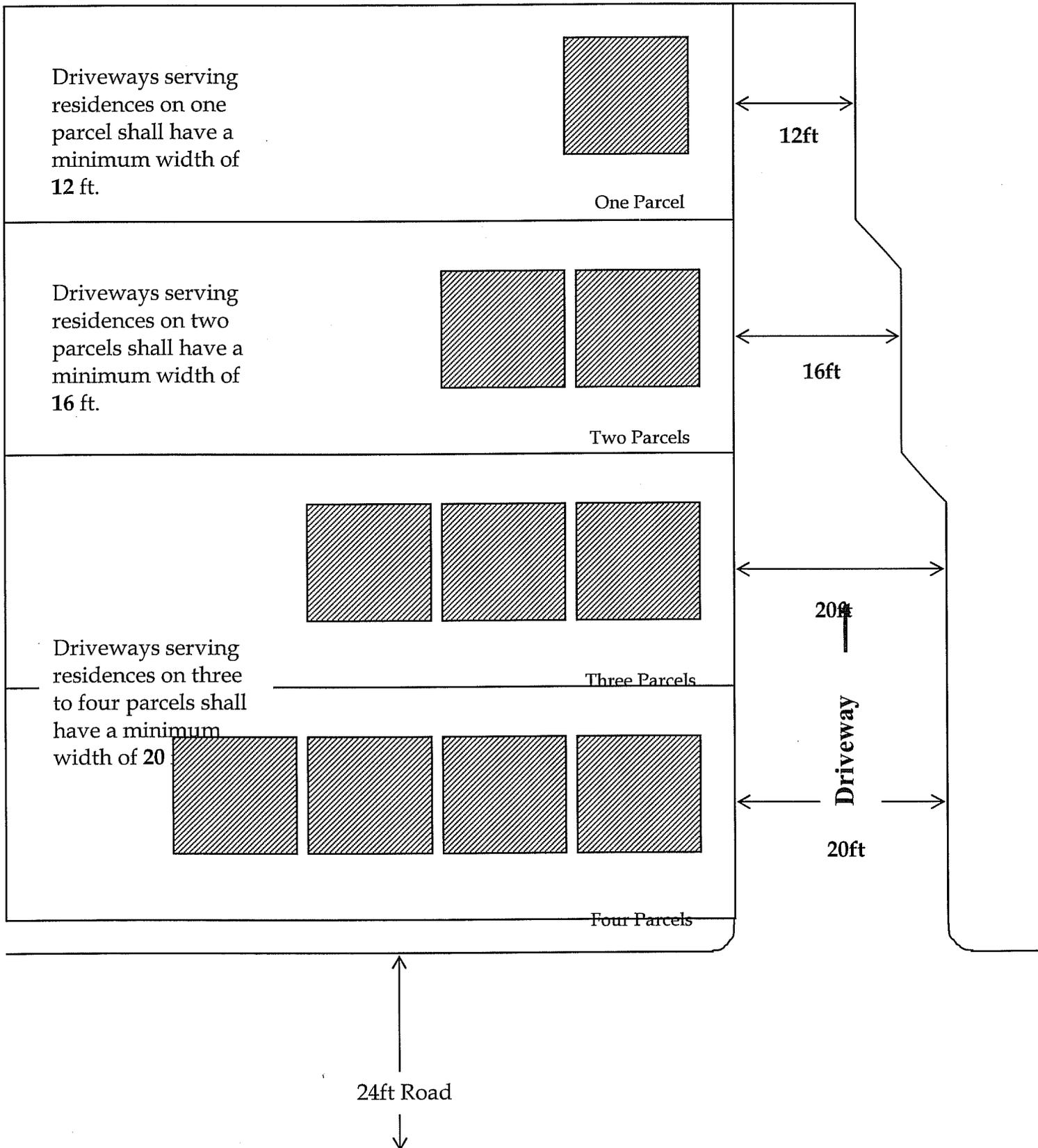


16-Foot Driveway



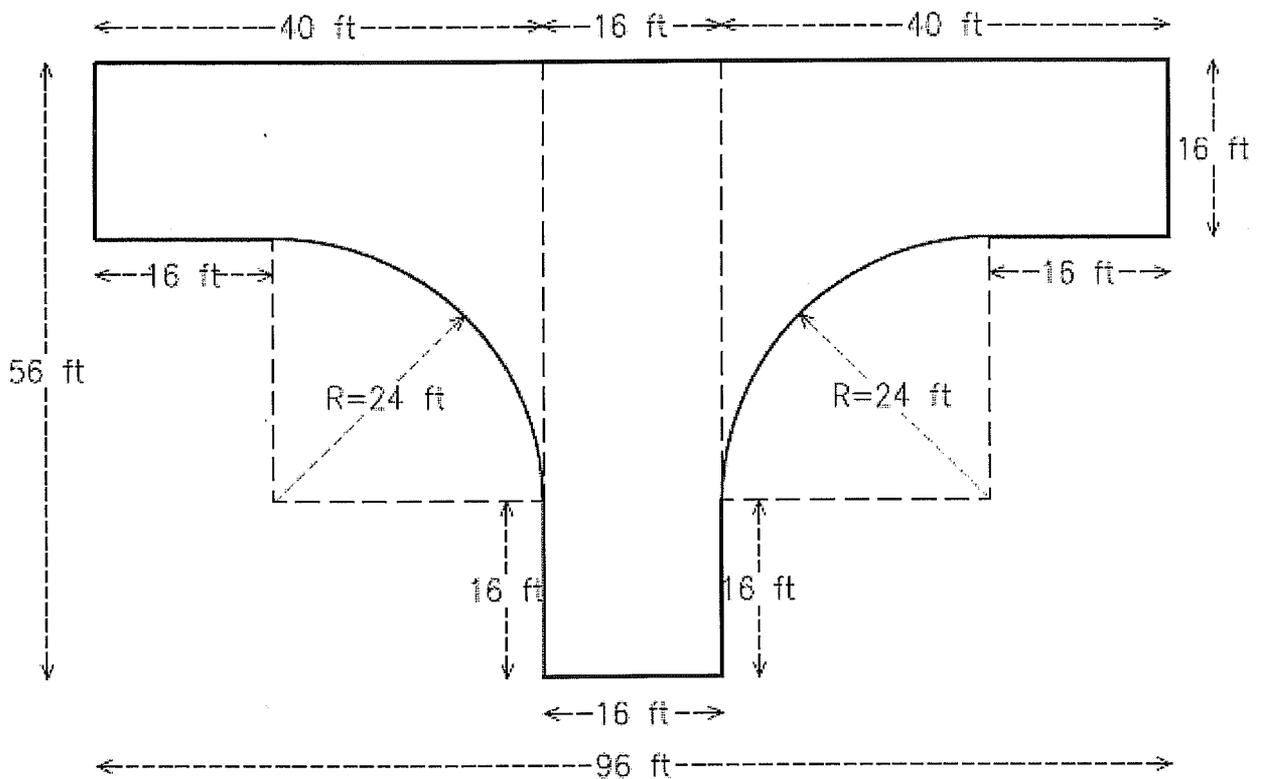
*****Required length of turnout area does not include approach and departure areas.**

Minimum Widths for Driveways Serving Residences From One to Four Parcels

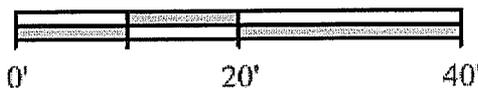


Option 1

Hammerhead Style Turnaround For Driveways

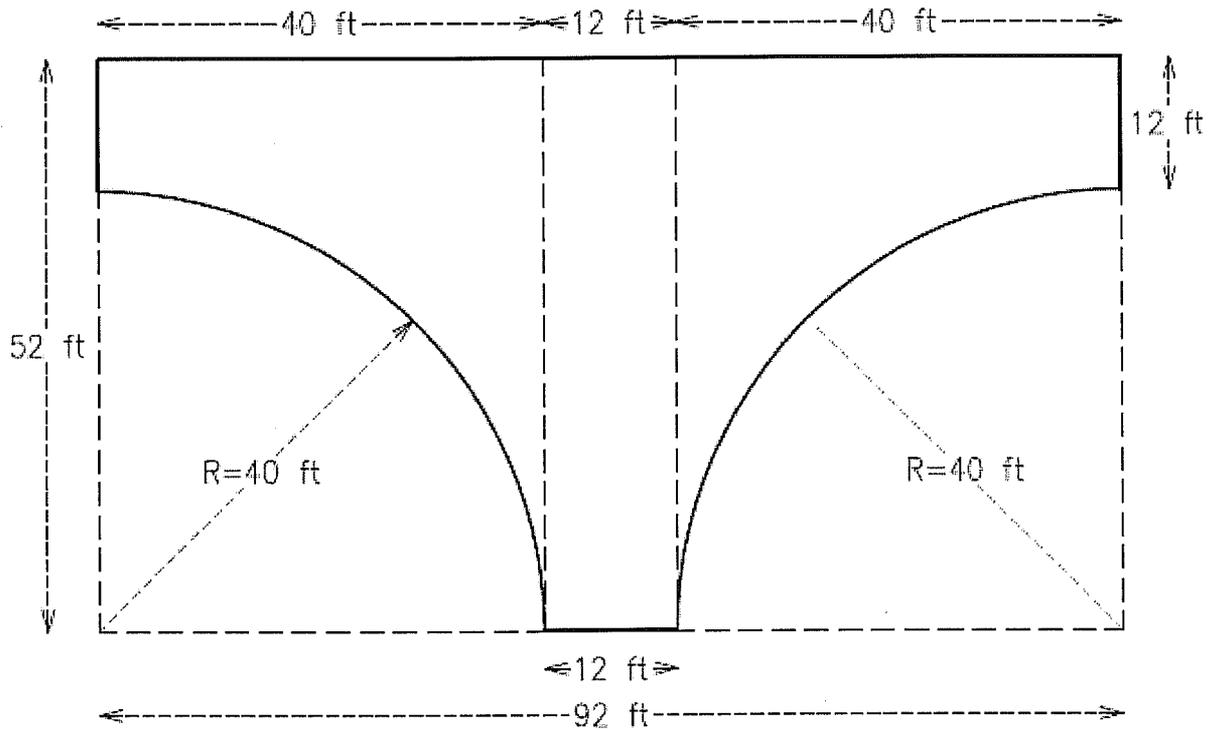


Scale: 1" = 20'



Option 2

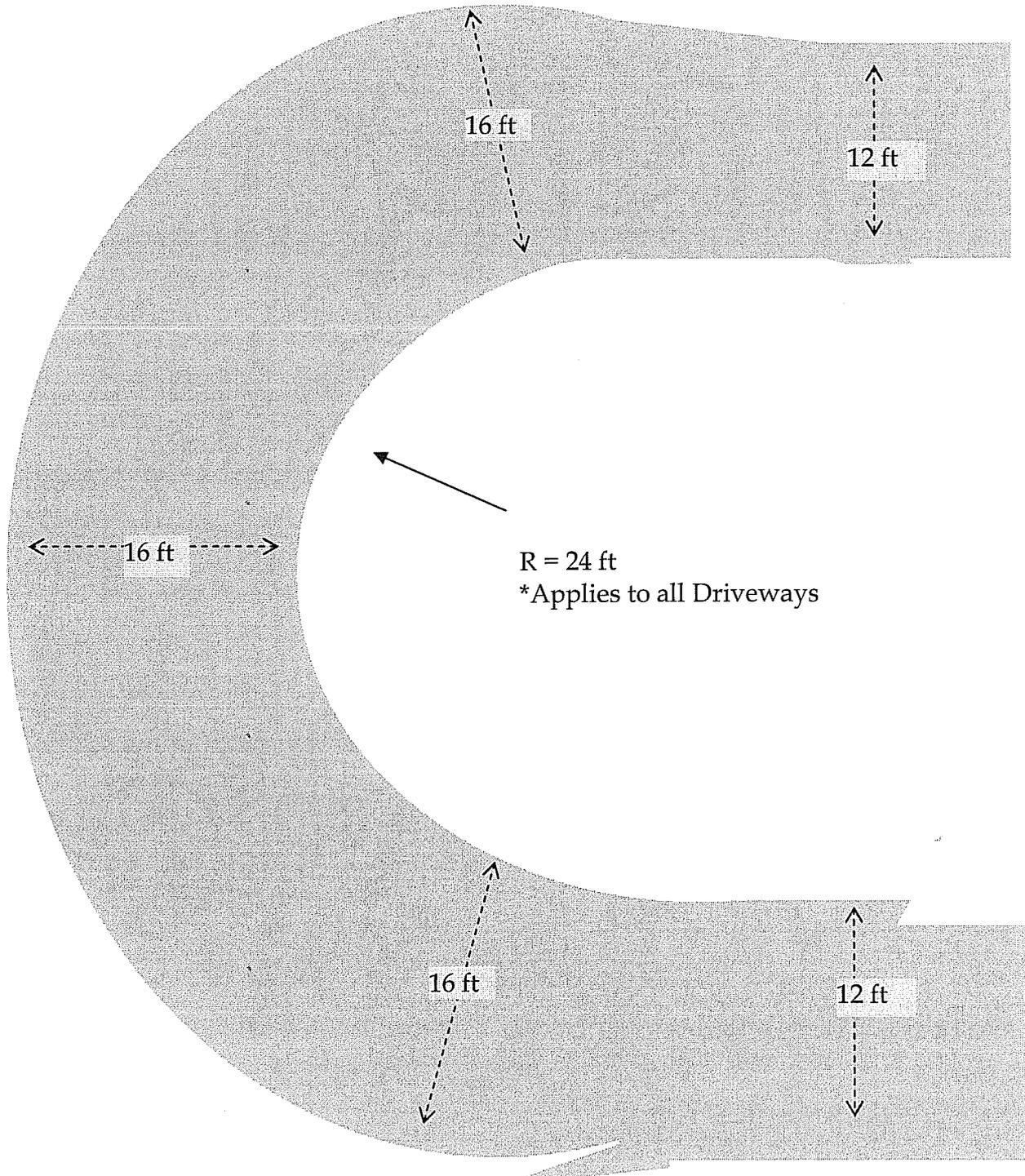
Hammerhead Style Turnaround For Driveways



Scale: 1" = 20'



Minimum Dimensions for Driveway Switchbacks
12-Foot Driveway Example



Minimum Bridge Requirements for Driveways



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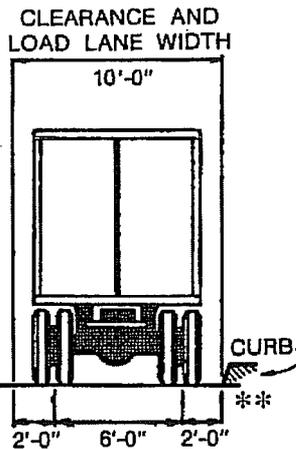
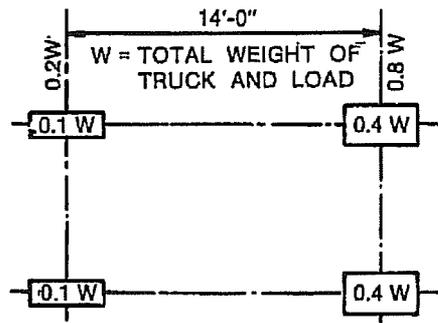
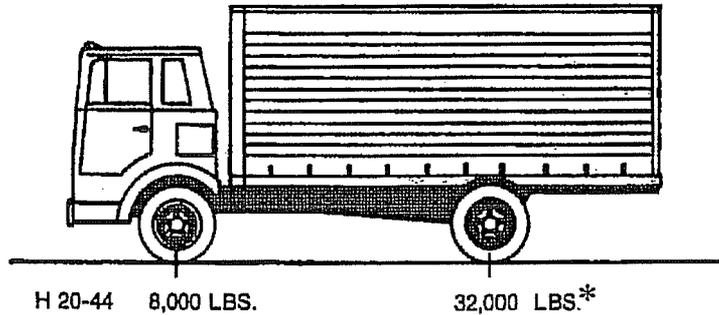


FIGURE 3.7.6A Standard H Trucks

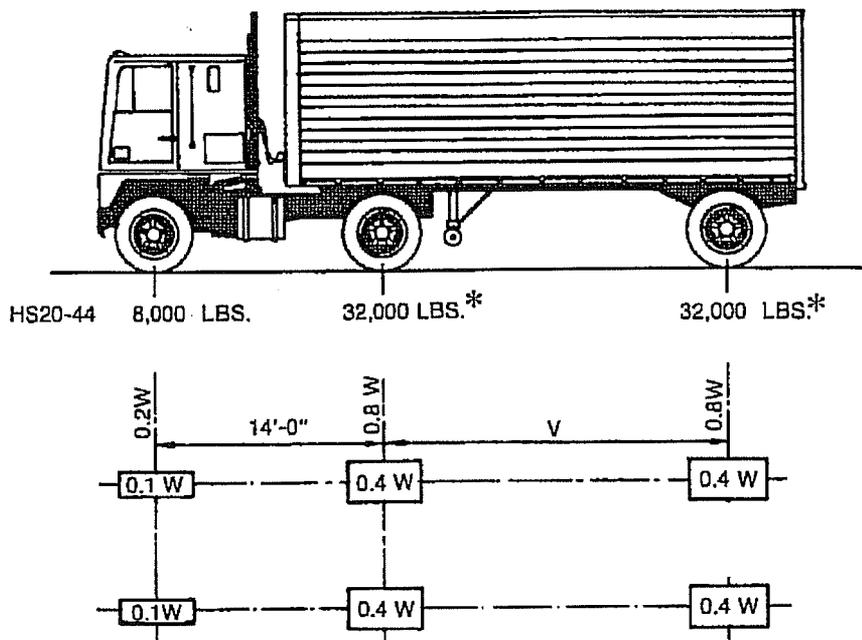
* In the design of timber floors and orthotropic steel decks (excluding transverse beams) for H 20 loading, one axle load of 24,000 pounds or two axle loads of 16,000 pounds each spaced 4 feet apart may be used, whichever produces the greater stress, instead of the 32,000-pound axle shown.

** For slab design, the center line of wheels shall be assumed to be 1 foot from face of curb. (See Article 3.24.2)

Minimum Bridge Requirements for Roadways



BRIDGE DESIGN SPECIFICATIONS • FEBRUARY 2004



W = COMBINED WEIGHT ON THE FIRST TWO AXLES WHICH IS THE SAME AS FOR THE CORRESPONDING H TRUCK.
 V = VARIABLE SPACING — 14 FEET TO 30 FEET INCLUSIVE. SPACING TO BE USED IS THAT WHICH PRODUCES MAXIMUM STRESSES.

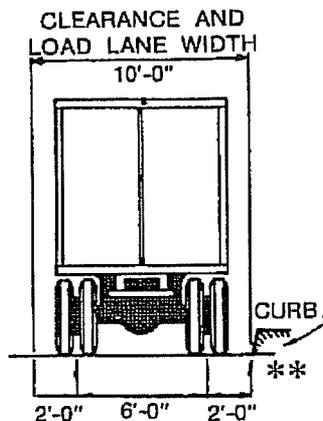
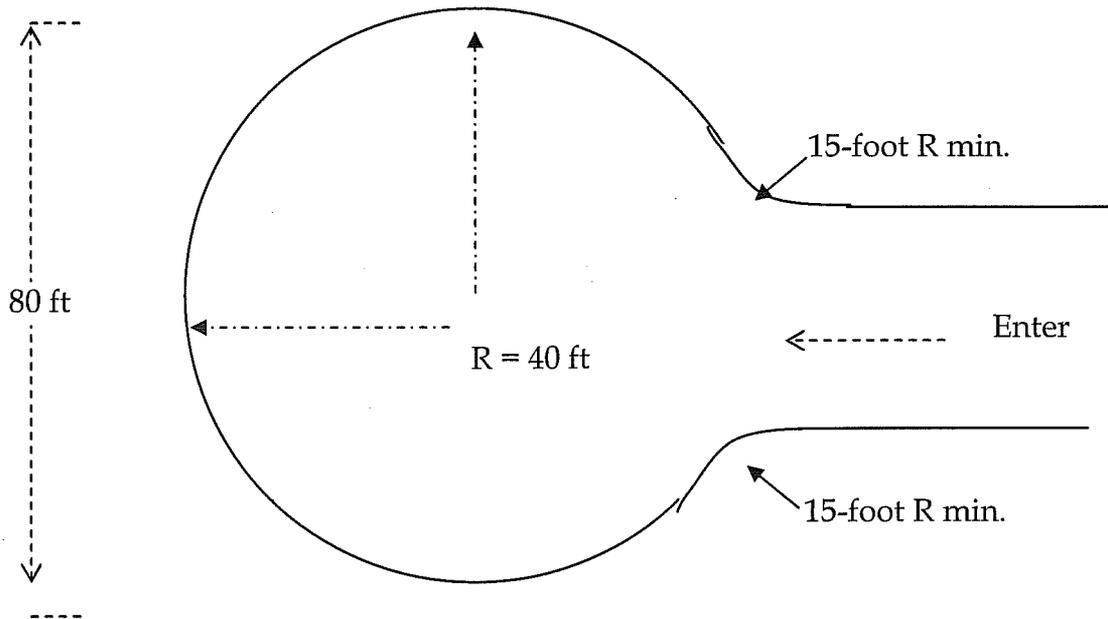


FIGURE 3.7.7A Standard HS Trucks

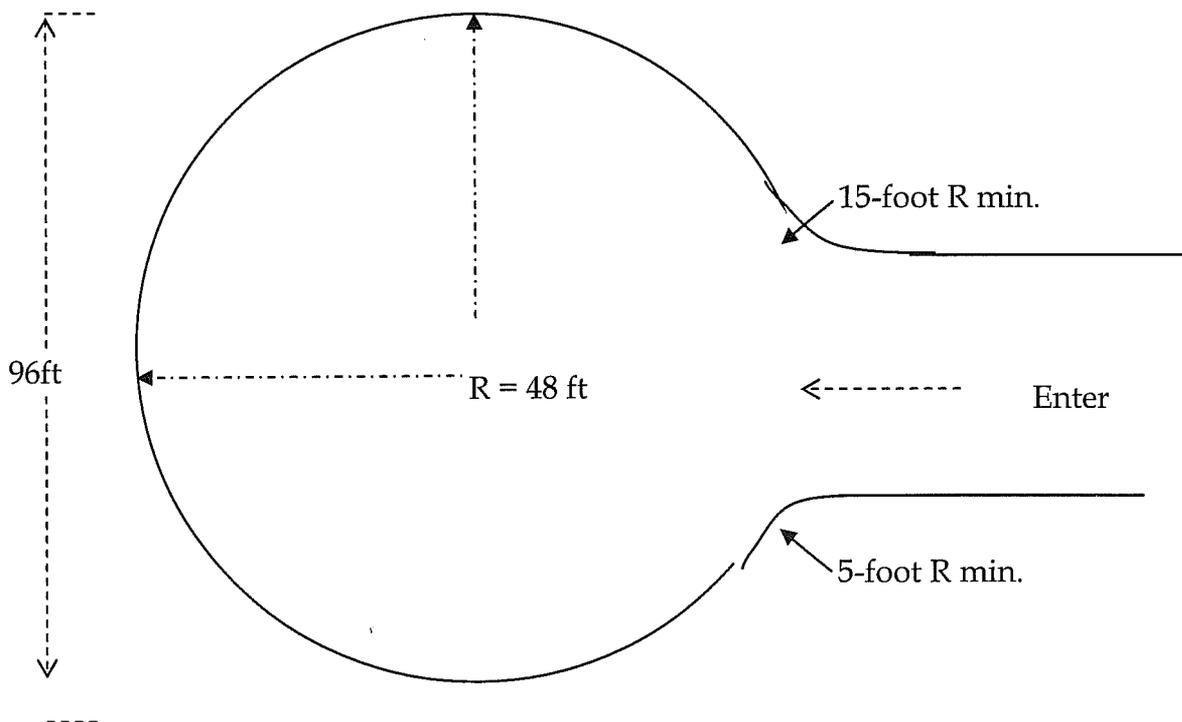
* In the design of timber floors and orthotropic steel decks (excluding transverse beams) for H 20 loading, one axle load of 24,000 pounds or two axle loads of 16,000 pounds each spaced 4 feet apart may be used, whichever produces the greater stress, instead of the 32,000-pound axle shown.

** For slab design, the center line of wheels shall be assumed to be 1 foot from face of curb. (See Article 3.24.2)

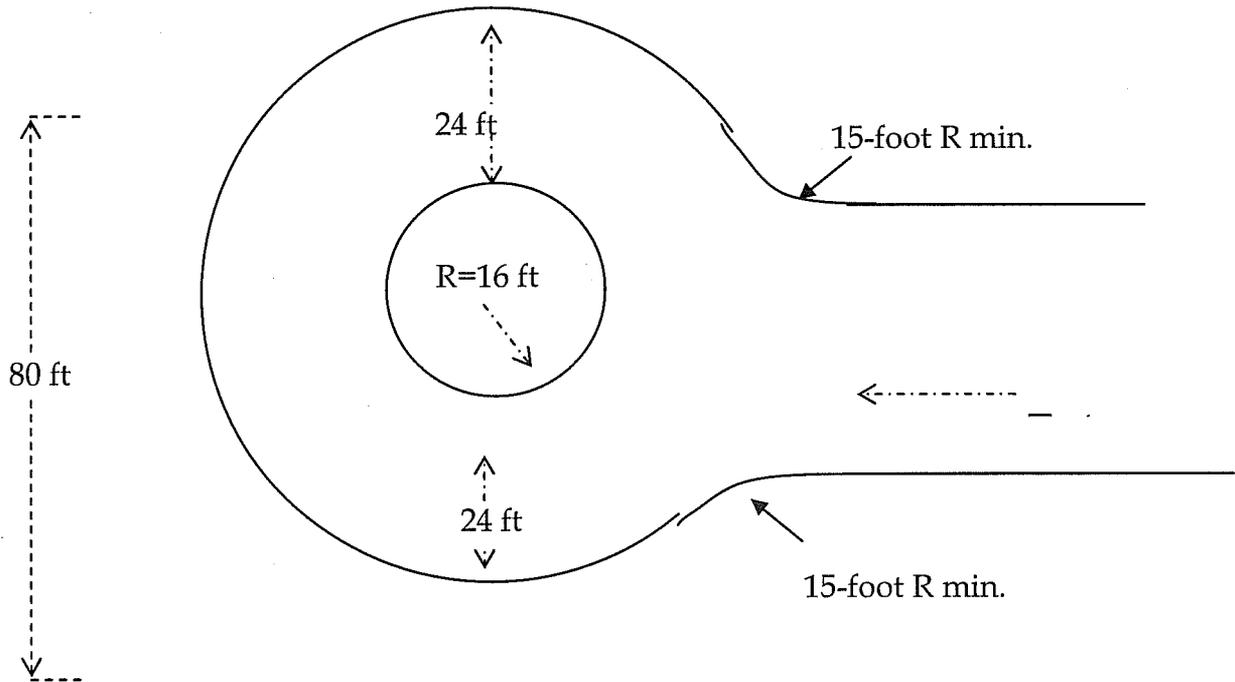
**Bulb Turnaround With No Parking Allowed
Red Curbs and Signage Will Be Required**



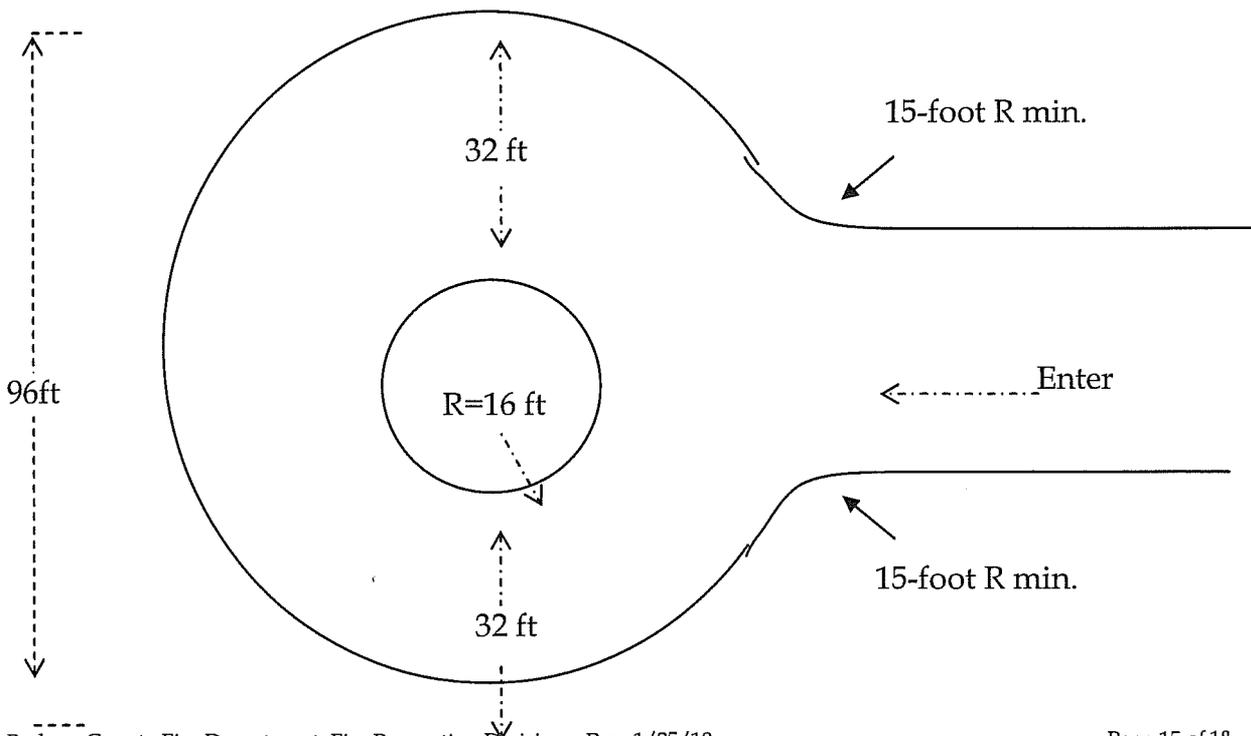
Bulb Turnaround With Unrestricted Parking



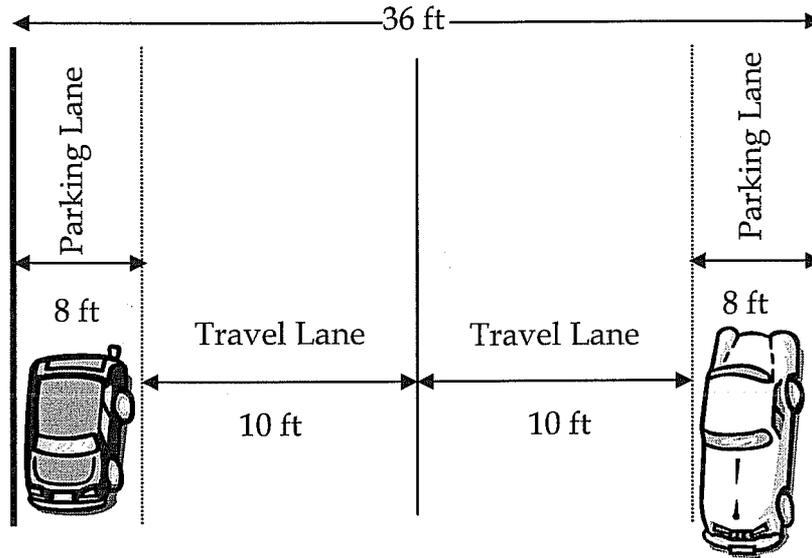
**Bulb Turnaround Including Center Planter With No Parking Allowed
Red Curbs and Signage Will Be Required**



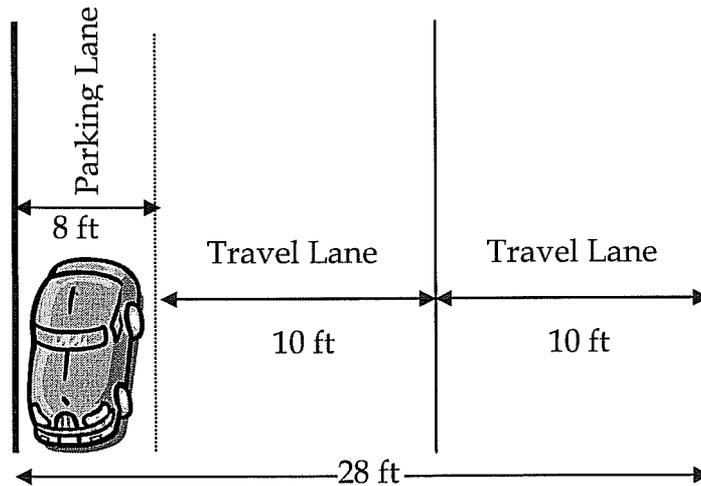
**Bulb Turnaround Including Center Planter
With Parking Allowed on Outside Perimeter Only**



Minimum Unobstructed Road Width for Residential Development With Parking Allowed on Both Sides of the Street

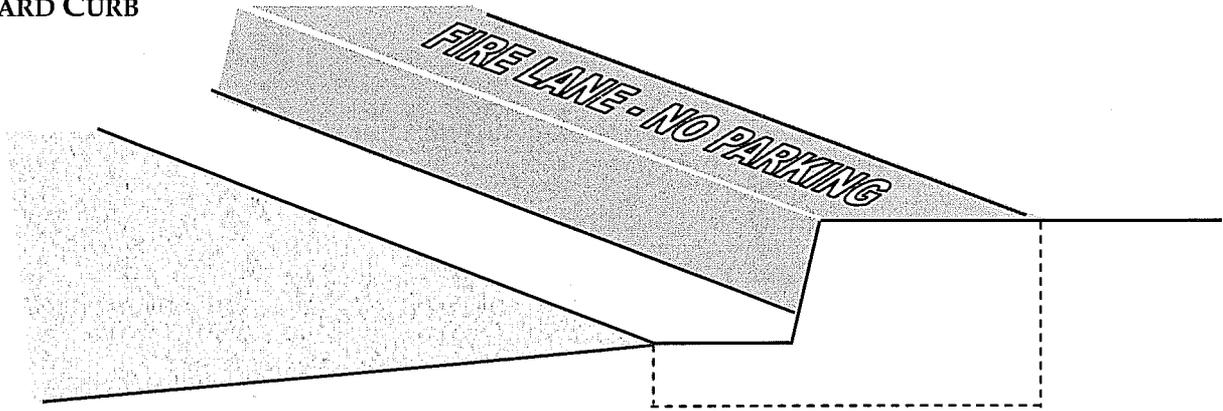


Minimum Unobstructed Road Width for Residential Development With Parking Allowed on One Side of Street Only

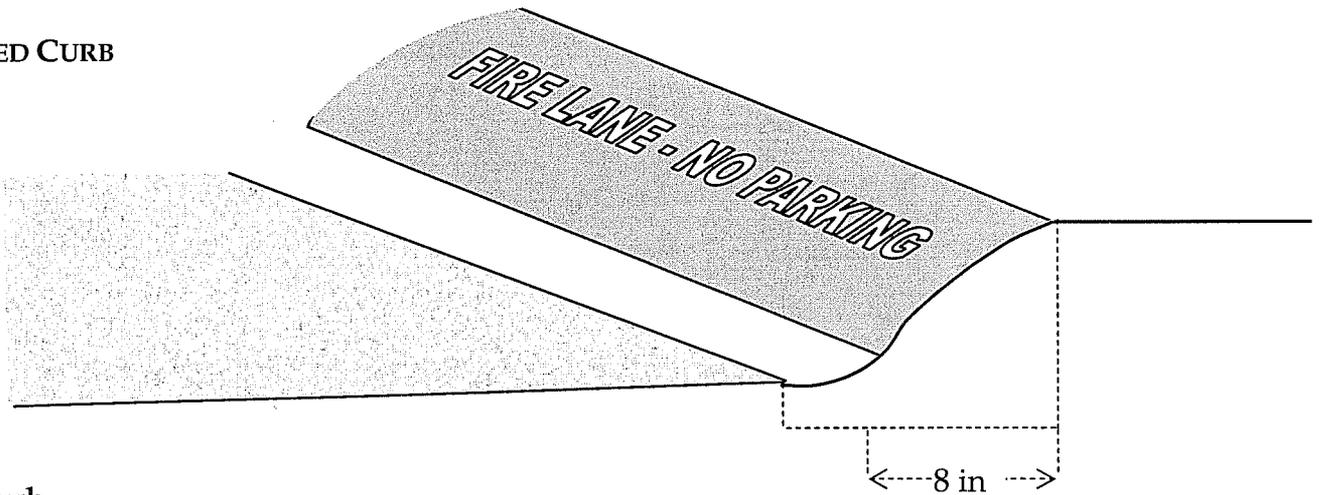


Fire Lane Identification - Red Curbs

STANDARD CURB

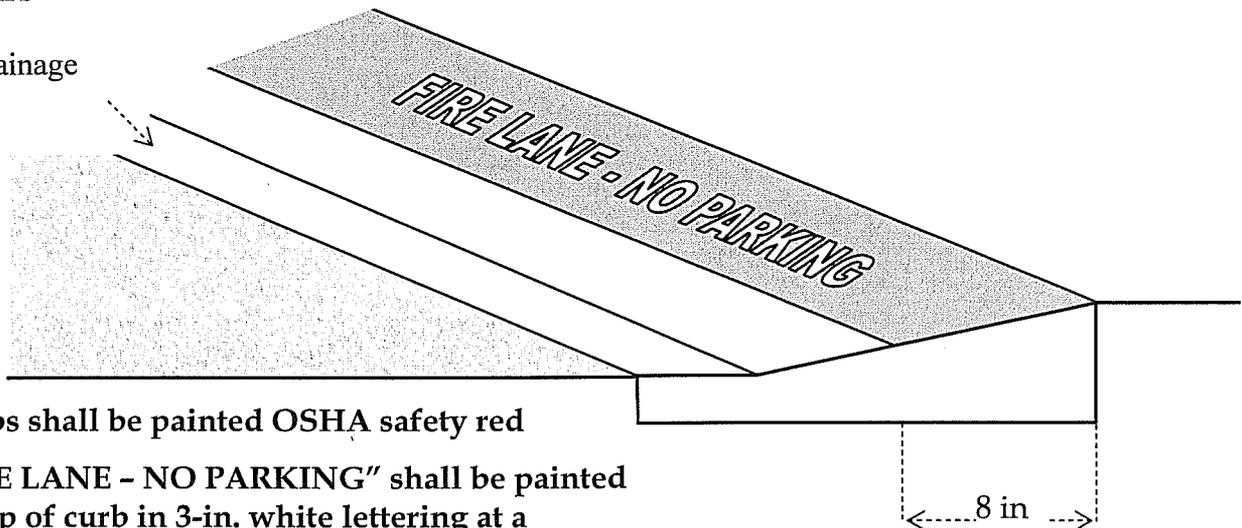


ROLLED CURB



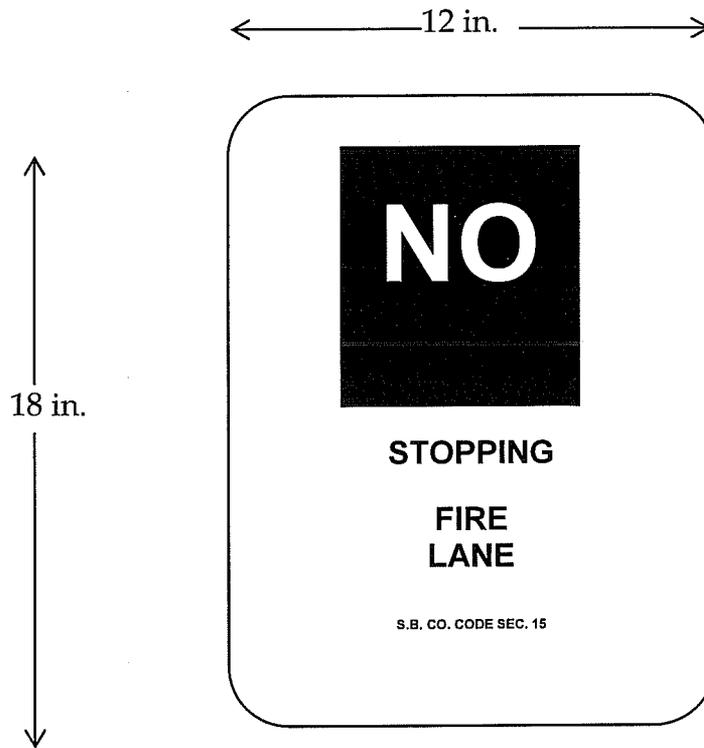
No Curb

2% Drainage Swale



1. Curbs shall be painted OSHA safety red
2. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3-in. white lettering at a spacing of 30 ft or portion thereof.

Fire Lane Sign



1. Metal reflectorized
2. Size: Minimum 12 in. by 18 in.
3. Lettering size: Minimum 3 in. high
4. Background: White with red lettering
5. Bottom of sign shall be no less than 7 ft above ground
6. Posting: Post at the beginning and end of control zone and every 150 ft

FIRE HYDRANT SPACING AND FLOW RATES

Development Standard #2

This standard shall apply to Fire Hydrant requirements for development inside of a water purveyor’s district. All development inside of a water purveyor’s district boundaries is required to have their fire water infrastructure provided by that purveyor. A private stored water system is not allowed when a development is served by a water purveyor unless approved by the Fire Chief or designee.

Exception: If the water purveyor notifies the Fire Department in writing that it cannot provide service to the proposed development, the Fire Department may allow a stored water system.

I. FLOW RATES

- A. Individual hydrant flow rates for buildings having a fire area which does not exceed 3,600 sq ft shall be determined according to Table I (below) of this standard. Flow rates for all other structures shall be determined according to fire flow requirements found in Appendix B, and Table B105.1 of the California Fire Code.
- B. All flows are measured at 20 psi residual pressure.

TABLE I.

Area Type / Acres	Hydrant Spacing	Minimum Hydrant Flow Rate
Commercial	300 ft	1,250 gpm
Urban & Rural Developed Neighborhood	500 ft	750 gpm
Rural 5 to 10 Acres	600 ft	500 gpm
Rural Over 10 Acres	800 ft	500 gpm

Exception: Tier I Commercial Wineries less than 5000 net square feet in size, that are not located in a Water Purveyor’s district, shall be required to meet Development Standard #3 for stored water.

II. SPACING POLICY (CFC, Appendix C)

- A. Spacing for one- and two-family dwellings shall be according to Table I (above) of this standard. Spacing for other than one- and two-family dwellings shall be provided in accordance with Appendix C of the California Fire Code for the protection of buildings, or portions of buildings, hereafter constructed.
- B. Spacing is based on the distance between hydrants along an approved access road. Specific locations to be determined by the Fire Department prior to project approval.
- C. Irrespective of distances provided in the referenced tables, additional hydrants may be required at intersections and near driveways serving buildings at risk.
- D. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1 of the California Fire Code.
- E. Fire hydrants shall be required on both sides of the roadway whenever:
 - 1. Roadway easement widths are greater than 60 ft.
 - 2. A center median strip exists.
 - 3. The roadway has four or more traffic lanes.
 - 4. In the opinion of the Fire Chief or designee, the use of fire hydrants on the opposite side of the roadway may prove operationally difficult, or may create unsafe working conditions.
- F. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

III. HYDRANT REQUIREMENTS

- A. When required, a fire hydrant shall be installed no closer than 50 ft and no further than 150 ft traveled path distance to the dwelling. Specific location to be determined by the Fire Department.
- B. Water mains for fire hydrants shall be installed in accordance with National Fire Protection Association (NFPA) Standard #24 and shall be a minimum of 6 inches in diameter.
- C. All fire hydrants shall be equipped with a shut-off (street) valve.
- D. Curb faces shall be painted red to 7.5 ft on both sides of the hydrant. (California Vehicle Code Section 22514).

- E. Maintenance of private hydrants is the responsibility of the property owner. Fire Department shall have unrestricted access to on-site fire hydrants for inspection and testing purposes.

IV. GENERAL REQUIREMENTS

A. Fire Hydrant Discharge Outlet Configuration

1. One- and Two-Family Dwellings (Residential Standard)
 - a. One 4 in. discharge outlet and one 2-1/2 in. discharge outlet.
2. Other than One- and Two-Family Dwellings (Commercial Standard)
 - a. Minimum one 4 in. discharge outlet and two 2-1/2 in. outlets.

- B. All outlets shall have national standard threads and metal caps to protect threads (NFPA 24, section 7.1.2).
- C. The center of the lowest outlet shall be a minimum of 18 in. above grade and a maximum of 24 in. above grade.
- D. The fire hydrant shall have pentagonal operating nuts.
- E. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction (CFC 501.3).
- F. Fire hydrants shall be installed and made serviceable prior to and during the time of construction (CFC 501.4).
- G. Hydrant locations shall be identified by the installation of approved blue reflective markers located in the roadway 90 degrees to the hydrant. Markers shall be installed per Public Works Standards.
- H. A 3-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants. (CFC 508.5.5).

I. STORAGE

Fire department stored water requirements for residential units outside of a water purveyor's district shall comply with the Santa Barbara County Fire Department Development Standard #3. For projects served by a water purveyor, stored water will not be allowed unless approved by the Fire Chief or designee.

NOTE: For commercial designated structures, see Development Standard #2.

- A. For non-sprinklered buildings, the tank shall have a capacity of 500 gals plus 1 gal per sq ft of building floor area (minimum of 2,500 gals) in addition to the domestic storage requirement. This amount shall be reserved for fire protection purposes exclusively. The domestic supply outlet from the tank must be located above the minimum capacity required by the fire department. (See Example, Page 3)
- B. For sprinklered buildings, the tank shall be 2,500 gals in addition to the domestic storage requirement. This amount shall be reserved for fire protection purposes exclusively. The domestic supply outlet from the tank must be located above the minimum capacity required by the fire department. (See Example, Page 3)
- C. For NFPA 13 sprinklered Tier I Wineries less than 5000 net square feet in size, stored water is required to be a minimum of 10,000 gallons and shall comply with all other aspects of this standard.
- D. Tanks shall be set on a three (3) inch compacted crushed stone or granular base, or on a concrete foundation (NFPA Chapter 11).
- E. The tank shall be maintained full at all times by an automatic refilling device.
- F. In designated High Fire Hazard areas, 30' brush clearance shall be maintained at all times around water tanks.
- G. When the fire service connection outlet is directly on the tank, the tank outlet and the approved control valve shall have a minimum inside diameter of 4 inches. The fire connection outlet shall have National Standard threads and be protected by a threaded metal cap.
- H. The outlet on the tank shall be located on the side of the tank, at the base, and shall face the road/driveway. The outlet shall be accessed by a fire department approved all weather road located within 10 ft of the outlet and situated in such a manner that fire apparatus will be able to connect to the outlet without blocking the roadway.

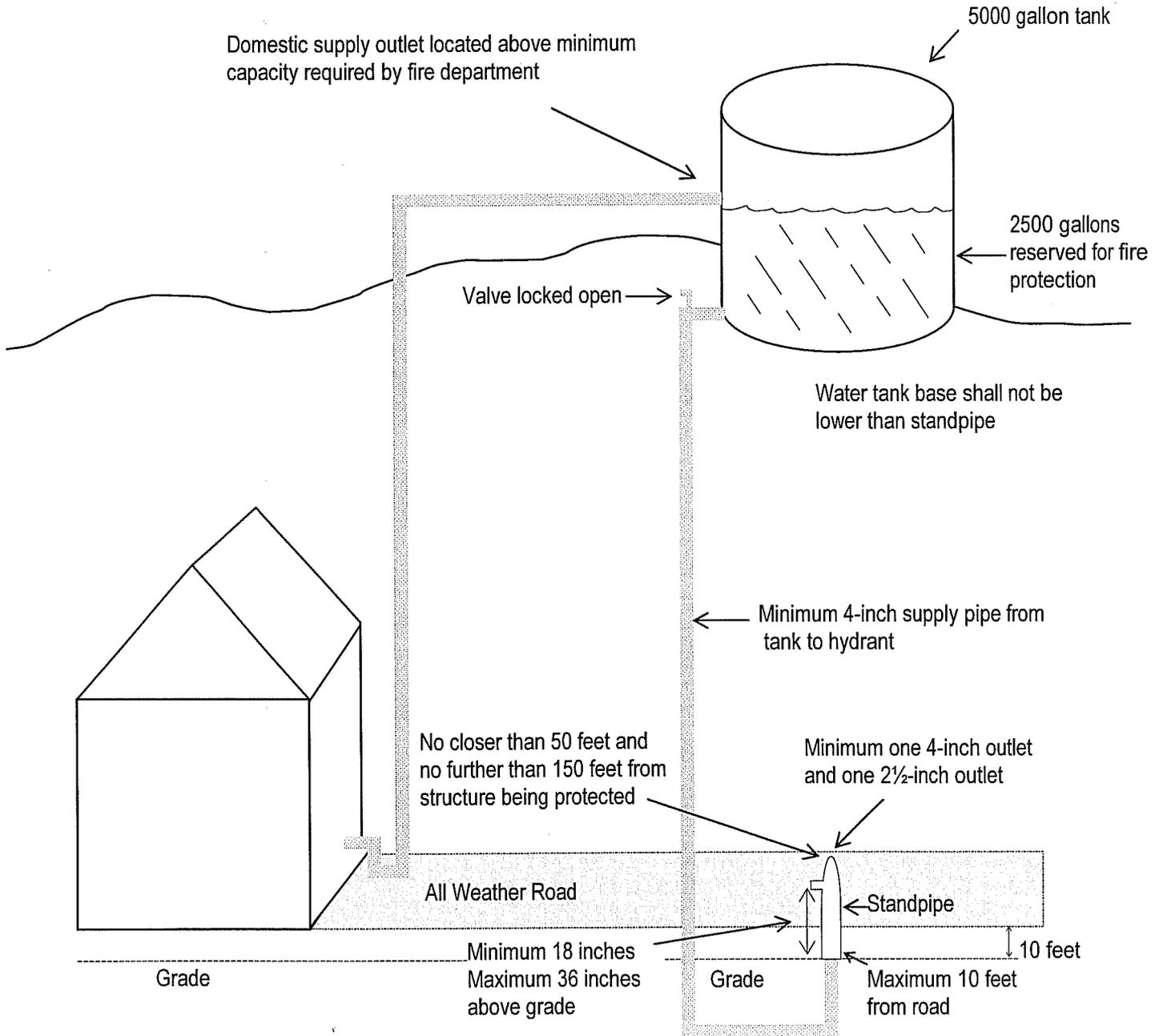
- I. When a standpipe or other fire service connection outlet is remote from the tank, an approved shutoff valve, locked in the open position, must be provided on the tank (See Example, Page 3)
- J. An underground cistern may also be used for a stored water fire protection system (SWFPS). An approved fire service connection and water main shall be installed and the base of the cistern shall be higher than the fire service connection outlet.
- K. For projects located in a designated High Fire Hazard Area, all above ground piping, including all pipes at the water tank as well as hydrant location(s), shall consist of galvanized metal.

II. STANDPIPE

- A. The standpipe shall have a minimum of one 4 in. and one 2 ½ in. discharge outlet. For a SWFPS providing in excess of 2,500 gals, other outlet configurations are acceptable subject to fire department approval. (See Example, Page 3)
- B. All SWFPS piping shall be no less than 4 in. (See Example, Page 3)
- C. The standpipe valve shall be mounted on a supported 4 in. galvanized riser.
- D. The standpipe shall be located no closer than 50 ft and no further than 150 ft from the structure being protected along the path of approach. (See Example, Page 3)
- E. The standpipe valve shall be a minimum of 18 in. and a maximum of 36 in. above grade and shall in no case be higher than the tank base. (See Example, Page 3)
- F. The standpipe and riser shall be painted red.
- G. The standpipe shall have national standard threads, a pentagonal operating nut and metal caps to protect threads.
- H. The standpipe shall be accessed by a fire department approved all weather road located within 10 ft of the standpipe and situated in such a manner that fire apparatus will be able to connect to the standpipe outlet without blocking the roadway. (See Example, Page 3)
- I. The water main shall be a minimum of 4 in. inside diameter. (See Example, Page 3)
- J. A SWFPS for multiple residential parcels may have cumulative water storage in a central location with mains and fire connections to each parcel.
- K. Plans for any SWFPS shall be submitted to the fire department for approval prior to project construction.

EXAMPLE:

Elevated water tank with automatic refill device, 2,500 gallons minimum capacity. Domestic storage outlet shall be located above the 2,500 gals minimum capacity.



AUTOMATIC FIRE SPRINKLER SYSTEM STANDARDS

Development Standard #4

- I. Fire sprinkler plans are required to be checked and approved by this department prior to installation. Any system must be in compliance with current NFPA Standard #13 or #13D or #13R as, applicable.
 - A. Any work being undertaken by the applicant (including applicant's agents or contractors) shall be in accordance with the following:
 1. The fire department shall determine the location of any fire department connection (FDC) that may be required.
 2. The fire department shall have on file a set of approved plans prior to any work being done.
 3. A set of approved plans, stamped and dated by the fire department shall be kept at the work site and available upon request.
 4. Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 5. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
 6. A minimum of 48 hours notice shall be given to the fire department by the applicant prior to scheduling an inspection.

AUTOMATIC ALARM SYSTEM STANDARDS

Development Standard #5

Alarm Systems shall be installed in occupancies when required by law.

- I. Alarm system plans are required to be checked and approved by this department prior to installation. Any system must be in compliance with current standards and codes.
 - A. Any work being undertaken by the applicant (including applicant's agents or contractors) shall be in accordance with the following:
 1. System shall provide all of the occupants of the premises that an imminent physical hazard, health hazard, life threatening condition, other emergency conditions and/or fire condition exists.
 2. System shall provide an approved means of prompt notification to the fire department upon receipt of an alarm.
 3. System shall provide an approved means of alarm annunciation that clearly identifies the location of origin of the alarm for the fire department.
 4. The fire department shall have on file a set of approved plans prior to any work being done.
 5. A set of approved plans, stamped and dated by the fire department shall be kept at the work site and available upon request.
 6. Alarm systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 7. Upon completion of authorized work, a satisfactory test of the entire system must be conducted in the presence of the fire department. All functions of the system must be tested.
 8. A minimum of 48 hours notice shall be given to the fire department by the applicant prior to scheduling an inspection.

6.0 DEFINITIONS

6.0.1 **COMBUSTIBLE MATERIALS** are weeds, stubble, brush rubbish, litter, dry grass, dry leaves or other flammable materials that are readily ignitable and endanger the public safety.

6.0.2 **DEFENSIBLE SPACE** is an area surrounding a building or structure where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment of fuel modification measures.

6.0.3 **FIRE HAZARD** is anything or act that increases or could cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act that could obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire. When a fire hazard has been determined to exist by the Fire Marshal, or his or her designee, the fire hazard shall be considered to be a nuisance.

6.0.4 **PARCEL** is a portion of land of any size, the area of which is determined by the assessor's maps and records and may be identified by an assessor's parcel number whether or not any buildings or structures are present.

6.0.5 **REDUCED FUEL ZONE** is a fuel break within 30 feet to 100 feet from each building or structure and is created by disrupting the vertical and horizontal continuity of flammable and combustible vegetation with the goal of reducing fire intensity, inhibiting fire in the crowns of trees, reducing the rate of fire spread and providing a safer environment for firefighters to suppress wildfire.

6.0.6 The Santa Barbara County Fire Department (SBCFD) is the Authority Having Jurisdiction (AHJ) to ensure the minimum defensible space is maintained for all buildings and structures within the unincorporated areas of the Santa Barbara County, private lands inside the United States Forest as well as the incorporated areas overseen by the SBCFD.

6.1. DEFENSIBLE SPACE

6.1.1 Prior to erecting or modifying any building or structure, defensible space requirements shall be completed. A defensible space of 100 feet minimum around all buildings or structures is required. The goal is to create an area to assist in the protection of lives, the environment and property.

6.1.2 Defensible space shall be maintained for all buildings and structures located in the State Responsibility Area as required in *Public Resources Code 4291* and *California Code of Regulations Title 14 – Natural Resources, Division 1.5 – Department of Forestry, Chapter, “Fire Protection,” Subchapter 2 “SRA Fire Safe Regulations,” Articles 1-5.*

6.1.3 Defensible space shall be maintained for all buildings and structures within all zones of the Santa Barbara County Local Responsibility Area, the owner shall maintain defensible space as outlined in *Government Code 51175 – 51189, Santa Barbara County Code of Ordinances, Chapter 15 section 15-3* and this standard.

6.1.4 Final approval of work shall be at the discretion of the Fire Marshal or his or her designee.

6.2. DEFENSIBLE SPACE FOR BUILDINGS AND STRUCTURES

6.2.1 A defensible space of 100 feet minimum around all buildings or structures shall be maintained for the life of the property. For the purposes of this standard, a defensible space consists of two zones (0 - 30 feet and an additional 70 feet totaling 100' minimum) from all buildings or structures. A greater distance may be required on a case-by-case evaluation.

6.2.1.1 In the 30 foot zone (zone 1) or to the property line, whichever is nearer, all vegetation must be well maintained. No flammable vegetation shall exist in this zone. Large trees may occupy the zone if they are trimmed, well maintained and free of diseased, dead or dying material.

6.2.1.2 In the 70 foot zone (zone 2) or to the property line, whichever is nearer, flammable vegetation shall be spaced as to reduce plant-to-plant, plant-to-tree and tree-to-tree transfer of fire both vertically and horizontally.

6.2.1.3 Horizontal clearance will depend on height of plants and steepness of slope. Large trees may remain in this zone if the vegetation below each tree meets the minimum vertical clearance calculation. Refer to 6.4.3 Figure 1.

6.2.1.4 The defensible space requirement shall be maintained throughout the year. Property owners may have to cut vegetation multiple times a year to maintain the standard for clearance.

6.2.2 Removal of a portion of any tree or plant that extends within 10 feet of the outlet of a chimney or stovepipe is required. This standard requires that any tree, shrub or other plant adjacent to or overhanging a building be well maintained and free of diseased, dead or dying wood.

6.2.3 The roof of all buildings and structures and their appurtenances shall be maintained free of leaves, needles or other dry vegetative materials for the life of the property.

6.3 DEFENSIBLE SPACE FOR DRIVEWAYS AND ROADWAYS

In order to maintain access for fire department operations, the following shall apply.

6.3.1 For all driveways and private roadways leading to and/or from buildings and structures on a private property, flammable vegetation shall be reduced to a maximum of four inches stubble height or completely removed for a distance not less than 10 feet from both shoulders of the roadway or driveway.

6.3.2 Trees shall be well maintained, spaced to reduce the chance of tree-to-tree spread of fire and the branches shall not overhang the driveway and roadway from the edge of the required access lower than 13 feet 6 inches for the life of the property.

6.4 DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY

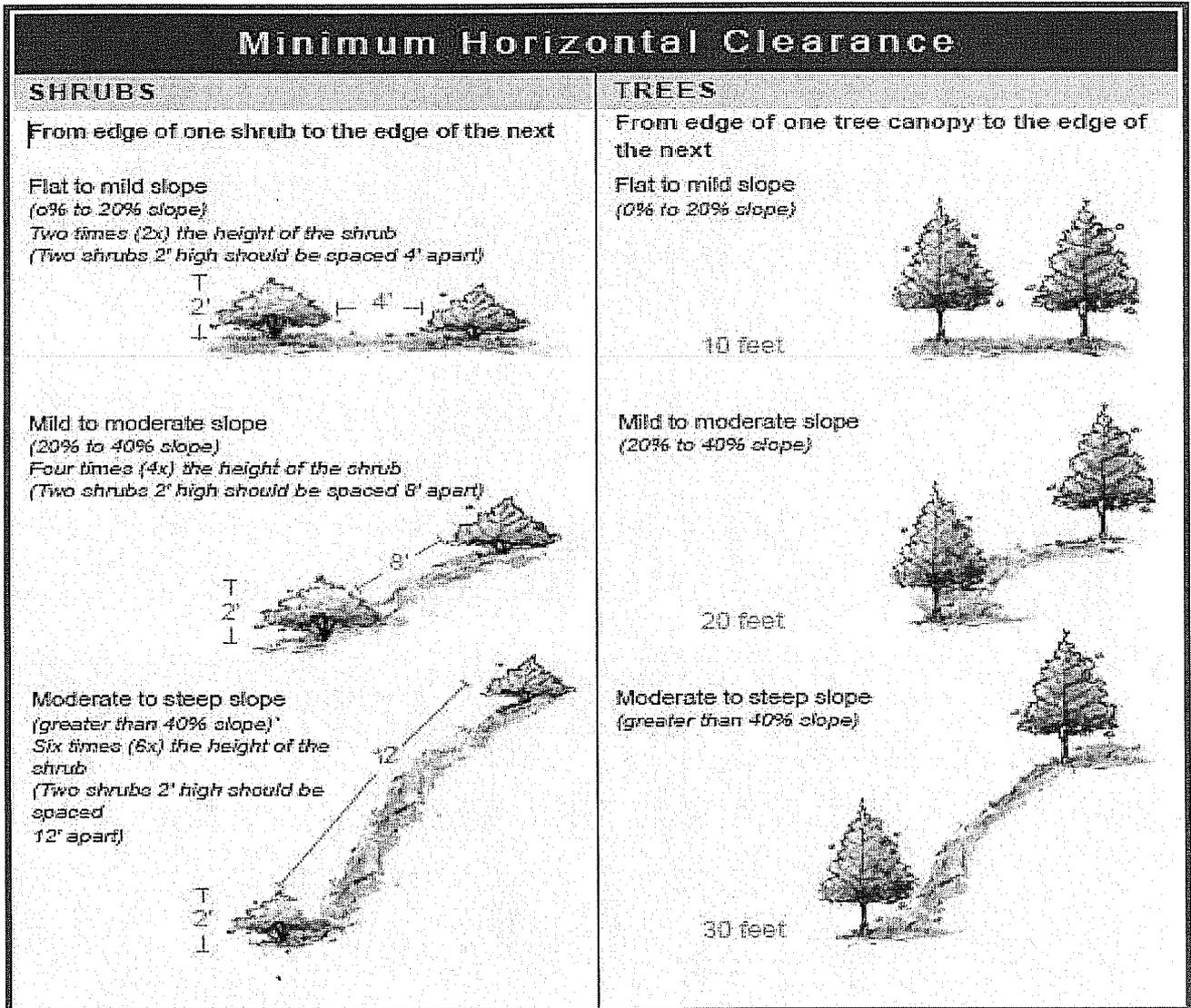
To achieve defensible space while keeping a larger stand of trees with a continuous tree canopy, the following shall apply.

6.4.1 Prune lower branches of trees to a minimum height of six feet above ground level. For trees under ten feet in height, prune the lower 1/3 of branches. Properties with greater fire potential shall require evaluation on a case-by-case evaluation. Refer to 6.4.3 Figure 2.

6.4.2. Reduce all ground fuels to no greater than four inches in height. Single specimens of trees or other vegetation may be kept if they are well-spaced, well-pruned and create an overall condition that avoids the spread of fire to other vegetation or to buildings or structures.

6.4.3 Figure 1

Horizontal clearance between shrubs should be four to 40 feet depending on the slope of the land and size and type of vegetation.



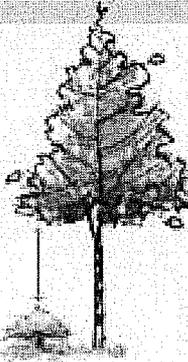
6.4.3 Figure 2

Minimum Vertical Clearance

3X HEIGHT OF SHRUB = MINIMUM VERTICAL CLEARANCE

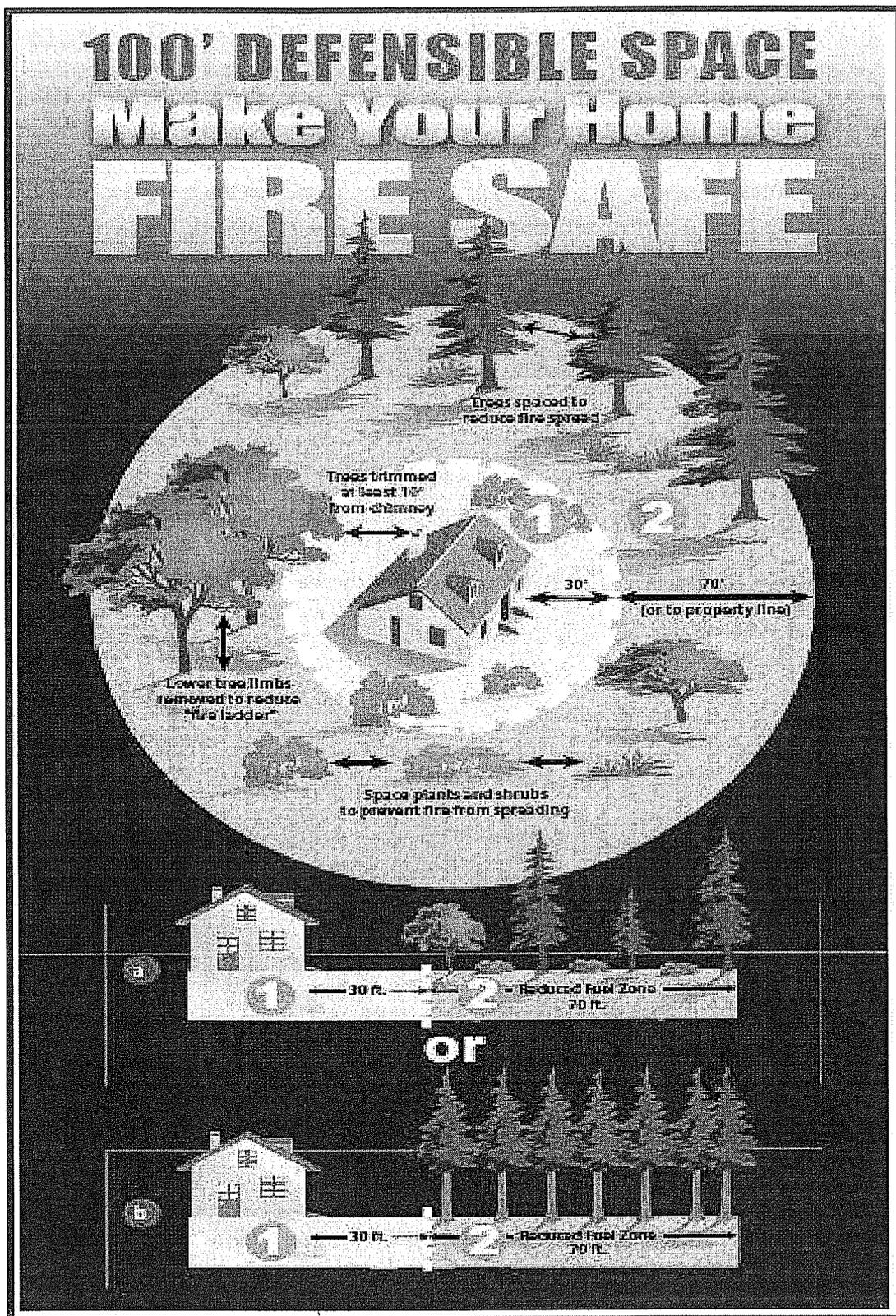
Example: A five foot shrub is growing near a tree.
 $3 \times 5 = 15$ feet of clearance needed between the top of the shrub and the lowest tree branches.

3x height of shrub to lowest branches of tree.



Note: A grouping of vegetation may be treated as a single plant if the foliage of the grouping does not exceed 10 feet in width. For example, three individual manzanita plants growing in a cluster with a total foliage width of 8 feet can be "grouped" and considered as one plant.

6.4.3 Figure 3



SCOPE

This standard outlines the requirements for gates on private roads and private driveway access points.

The intent is to allow gates but not compromise safety. This standard makes provisions for the public to leave even though they do not have a gate pass or key and to provide a standard format for emergency crews to enter.

Gate plans shall be submitted and approved prior to construction. Permits may be required by the Building and Safety Division. Gates shall be maintained in accordance with this standard and the approved design. This is the responsibility of the property owners' whether individual or corporate (ie: a Homeowners Association (HOA)).

NOTE: Pay Close attention to the definitions and requirements. Problems have occurred in the past with assumptions that a second access may be locked to avoid routine traffic.

DEFINITIONS

1. **ACCESS ROAD:** A road used routinely for access into and out of an area.

NOTE: Developments that require multiple access roads shall comply with the "ACCESS ROAD" definition. All required access roads shall be able to be used routinely for access into and out of an area.

2. **ALTERNATE ACCESS:** An alternate road provided for the public and for emergency equipment, to be used only when the primary access point is impaired by vehicle congestion or other emergency conditions.

Construction standards of alternate access shall be the same as primary access except the width need not exceed 24 feet when there is no on-street parking.

NOTE: The use of alternate access must be approved by the Fire Prevention Division. Planned Unit Developments of 25 homes or more located in High Fire Hazard areas are required to have multiple access points.

3. **EMERGENCY ACCESS:** An access that does not serve buildings and is being provided for emergency vehicles only, such as access into wildland areas. This type of access is not intended for public use.

1. GENERAL

A. Plan Submittal

- 1) Two copies of legible, scaled site and elevation plans which include:
 - a) Identification of gates and setbacks, Knox switches and boxes, automatic exit loops and nearby fire hydrants, fire department connections and fire sprinkler valves.
 - b) Gate construction details and identification of the type of material used. (Wrought iron, chain link, wood, etc.)
 - c) Details of locking devices, electric operators and battery back-up (if required).
 - d) Exiting spikes or similar devices require a submittal with details and must be approved by the Fire Prevention Division.
 - e) Provide Emergency Release Information should main power fail.

B. Knox System

A Fire Department "Knox System" enables emergency responders to access locked gates during emergencies and is required on all gates whether public or private.

- 1) All orders for Knox system key switches, locks and boxes must be on a current official Knox Company Application/Order form signed by the fire district.
- 2) Applications may be obtained from the Fire Prevention Division, or by calling (805) 681-5523.

C. Parking

- 1) Parking shall not obstruct any of the requirements of this Standard. No parking signs may be required.

D. Easements

- 1) All gate components must be in recorded easements, including location of any gate in the open position.

****Exception:** Gates serving a Single Family Dwelling on private property where no easements are recorded.

2. REQUIREMENTS

A. Private Driveway (Serving One to Four Family Dwellings)

- 1) When a driveway is serving 4 or fewer single family dwellings and the driveway is required for fire department access, all gates shall have a minimum clear open width of not less than the required driveway width.
- 2) Gates may be of the lift, swing, or sliding type.
- 3) Electric gates shall be equipped with a Knox electric switch (with dust cover) in an approved location.
- 4) Locking device must operate in a "fail safe" mode so that the gates unlock and can be operated manually when electrical service is interrupted.
- 5) Manual gates may be equipped with a Knox padlock or private padlock. The key to a private padlock shall be located in a Knox key box in an approved location.
- 6) Gates for private driveways shall be situated to provide a minimum of 30 feet from the intersecting road. (See Exhibit A.)
- 7) Gates shall be constructed to allow manual operation by one person.
- 8) Battery backup is not required but is strongly recommended.

B. Access Gate for Gated Communities

- 1) When a single road is provided for ingress and egress, the minimum clear open gate width shall not be less than the required road width. (See Exhibit B.)
- 2) When there is one road for ingress and one for egress, each gate shall have a minimum clear open width of 15 feet. (See Exhibit C.) Note: Depending upon number of homes served, increased widths may be required.
- 3) Gates shall be electrically operated and may be of the swing or sliding type. Manual gates are not allowed.
- 4) Each gate shall be provided with a Knox electric switch (with dust cover) on the ingress side, in an approved location, for emergency personnel use.

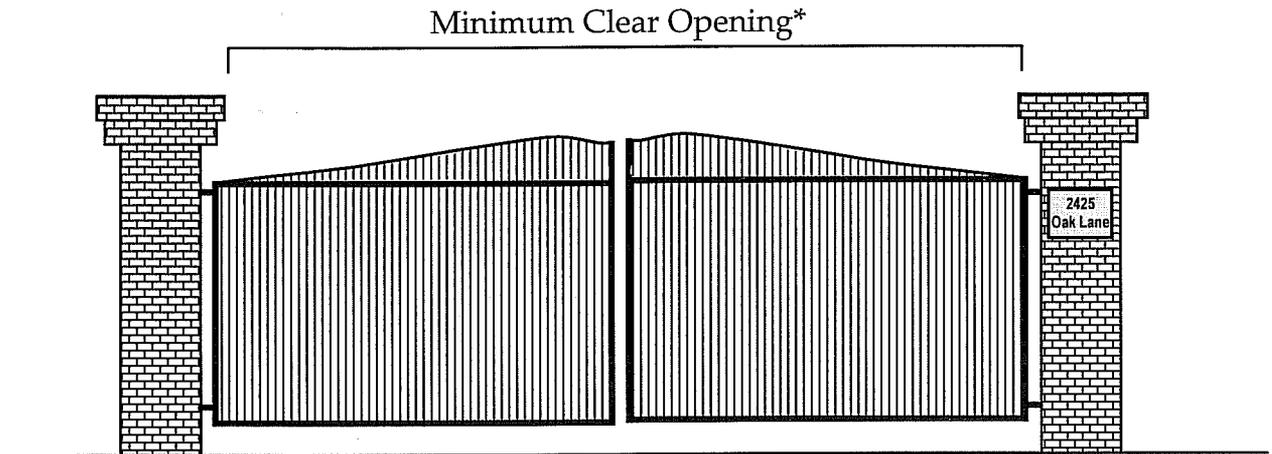
- 5) An automatic exit loop shall be provided for the egress side of the gate.
- 6) No other locks or latches shall be installed on gates.
- 7) Gates (both ingress and egress sides) shall be equipped with a battery back-up. In the event of a power failure, the gates shall open and remain open until power is restored.
- 8) Gate placement shall not encroach into the required 40 foot turning radius or interfere with the use of fire protection equipment; i.e. fire hydrants, fire department connections, fire sprinkler valves, etc.
- 9) Entry gates shall be situated to provide a minimum of 40 feet of storage for entering vehicles to stack without interfering with through traffic from the intersecting road.
- 10) Provisions for turning around vehicles must be provided when entry is denied.
- 11) All gate components shall be maintained in an operative condition at all times and shall be replaced or repaired when defective.
- 12) A semi-annual test of the battery back-up system shall be performed and a record kept on file.

C. Emergency Access Gates(s)

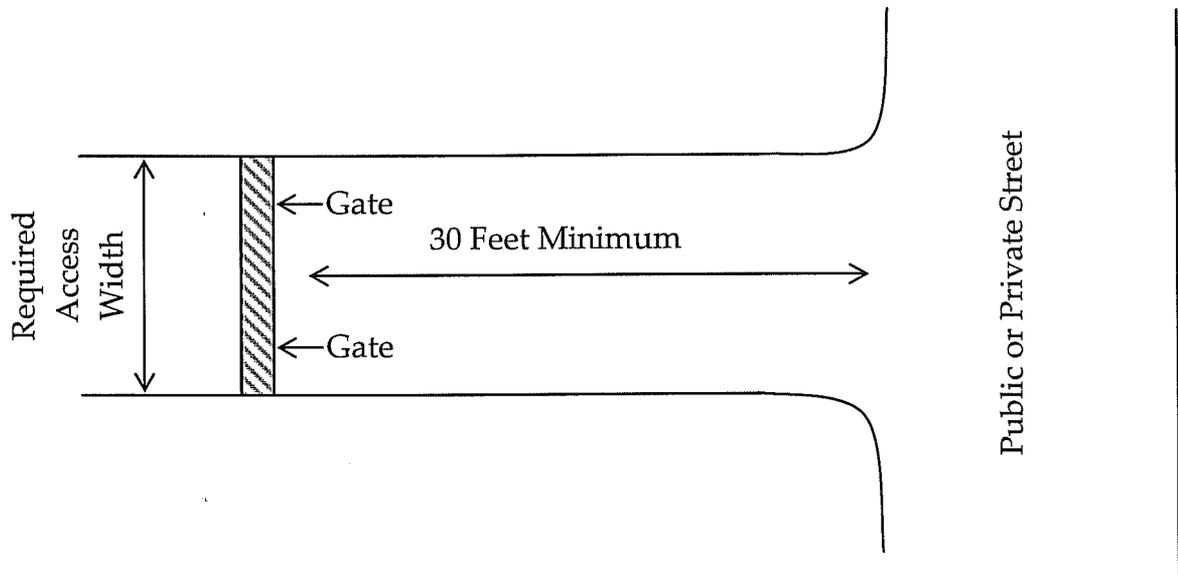
- 1) Minimum clear open gate width shall be 15 feet.
- 2) Gates may be of the swing or sliding type.
- 3) Electric gates shall be equipped with a Knox electric switch (with dust cover). A Knox switch shall be installed on both sides of the gate in an approved location.
 - a) Electric gates must operate in a "fail safe" mode so that the gates unlock and can be operated manually when electrical service is interrupted.
- 4) Manual gates shall be locked with a Knox padlock (weather proofed).
- 5) Gates shall be constructed to allow manual operation by one person.

NOTE: The Fire Chief or designee is authorized to approve alternate materials or methods provided that the Chief finds that the proposed design, use or operation satisfactorily complies with the intent of the Fire Code.

PRIVATE DRIVEWAY - SINGLE FAMILY DWELLINGS



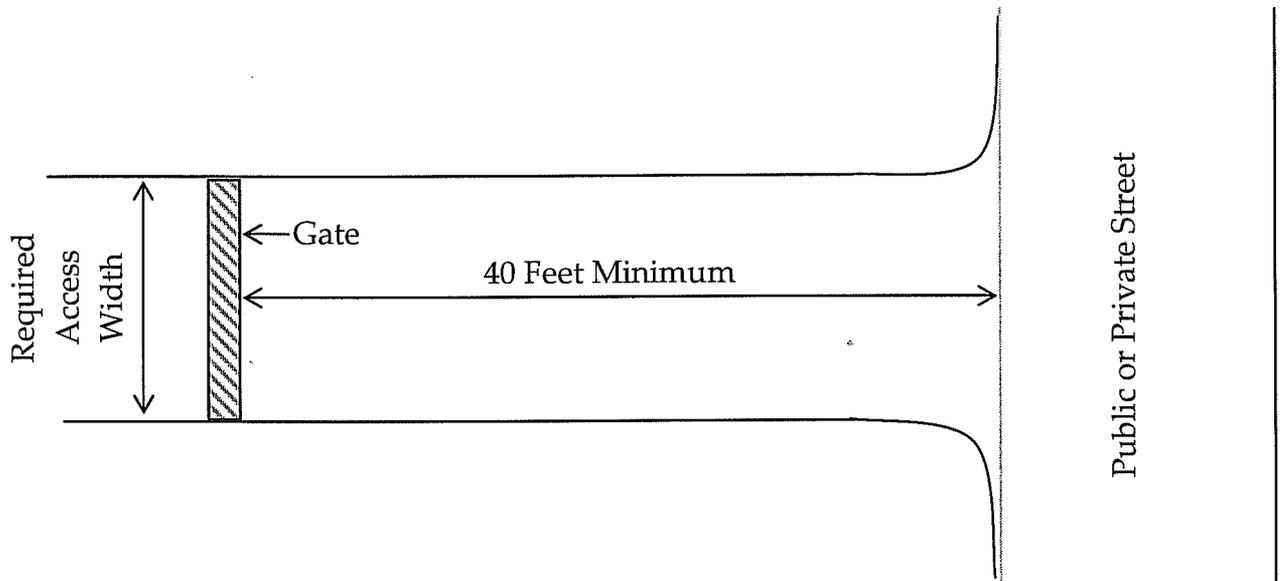
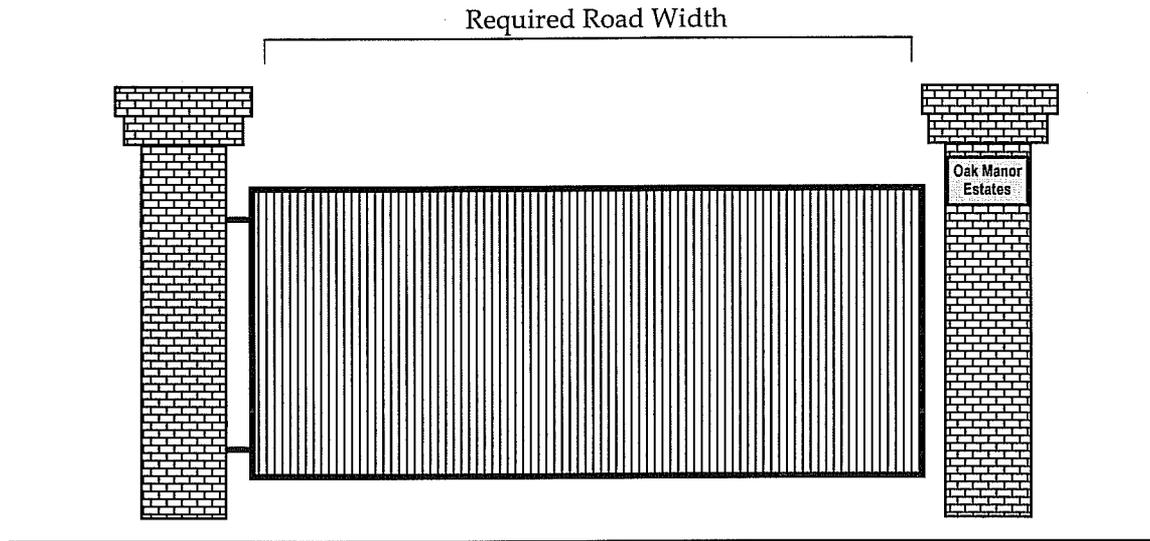
*Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to four residential dwellings are required to have a minimum width of 20 feet.



1. Minimum clear opening gate width shall not be less than the required driveway width.
2. Entry gates shall be set back from the nearest curb line of any public or private street to provide a minimum 30 feet of storage for a fire engine to stage without interfering with through traffic.

EXHIBIT A

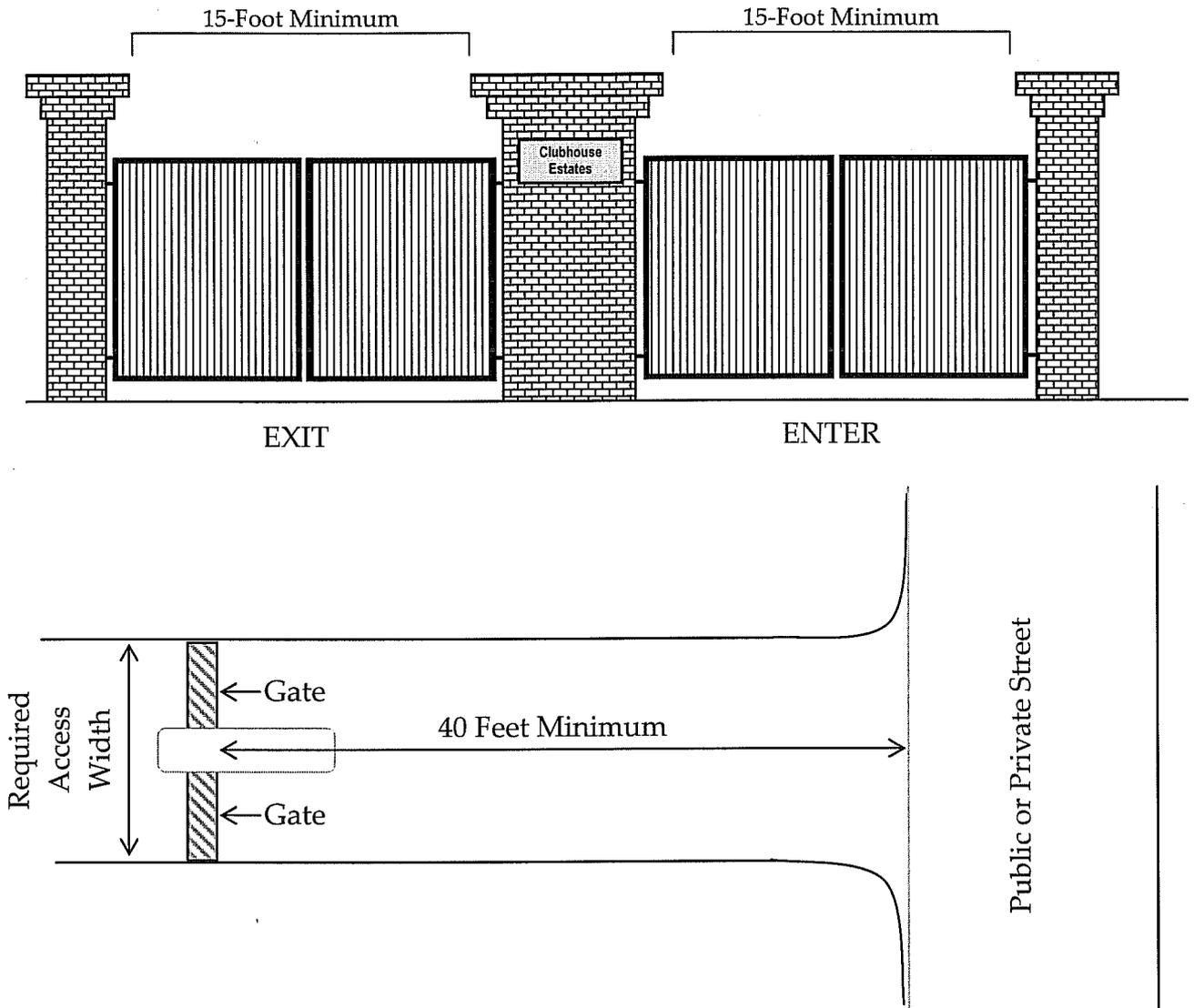
SINGLE GATE EXAMPLE FOR GATED COMMUNITIES (SUBDIVISIONS)



1. Minimum clear opening gate width shall not be less than the required road width.
2. Entry gates shall be set back from the nearest curb line of any public street to provide a minimum 40 feet of storage for entering vehicles to stack without interfering with through traffic.

EXHIBIT B

DOUBLE GATE EXAMPLE FOR GATED COMMUNITIES (SUBDIVISIONS)



1. Minimum gate width of 15 feet. The gate shall be constructed so that there is 15 feet of clear access width when the gate is in the open position.
2. Entry gates shall be set back from the nearest curb line of any public street to provide a minimum 40 feet of storage for entering vehicles to stack without interfering with through traffic.

EXHIBIT C



**SANTA BARBARA COUNTY
DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION DIVISION**

ENGINEERING DESIGN STANDARDS

September 2011

ENGINEERING DESIGN STANDARDS

September 2011

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SECTION 1 – Introduction

The design criteria and policies contained in this manual are to provide an acceptable baseline minimum guide for design and construction, to exercise sound judgment in applying standards taking into account costs, traffic volumes, traffic and safety benefits, right of way, socioeconomic and environmental impacts.

The Engineering Design Standards contains within it the philosophy of the Department to provide all project development a degree of mobility to users of the transportation system that is in balance with other values imperative to the community. The philosophy provides for use of alternative standards when such use best satisfies the circumstances of a given situation. Design exception procedures are delegated to County project development reviewers, with approval of the Director of Public Works.

1.1 Associated Regulations and Specifications

All road plans submitted to the County for review and approval shall be consistent with these Standards and current or amended County standards and ordinances. These include, but are not limited to:

- A.** Santa Barbara County Code.
- B.** Santa Barbara County Storm Water Drainage Policy.
- C.** Santa Barbara County Circulation Element.
- D.** Santa Barbara County Land Use and Development Policies and Ordinances.
- E.** Santa Barbara County Bicycle Master Plan.
- F.** Santa Barbara County Capital Improvement Program.
- G.** State Water Resources Control Board – Construction General Permit.

The most current edition of publications and manuals shall be applicable unless specifically cited in these Standards, by the County Engineer or when required by State or Federal funding authorities. These include, but are not limited to:

1. Standard Specifications, and Special Provisions published by the State of California Department of Transportation (Caltrans).
2. Standard Plans, published by Caltrans.
3. Highway Design Manual, published by Caltrans.
4. Local Agency Guidelines, published by Caltrans.
5. Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT less than or equal to 400), published by the American Association of State Highway and Transportation Officials (AASHTO).
6. A Policy on Geometric Design of Highways and Streets, published by the American Association of State Highway and Transportation Officials (AASHTO).
7. Roadside Design Guide, published by American Association of State Highway and Transportation Officials (AASHTO).
8. Manual on Uniform Traffic Control Devices, published by the U.S. Department of Transportation, Federal Highway Administration (FHWA), as amended and approved by Caltrans.
9. Construction Manual, published by Caltrans.
10. Guide for the Development of Bicycle Facilities, adopted by AASHTO.
11. Traffic Manual, as published by Caltrans.
12. Highway Capacity Manual, published by Transportation Research Board (2000).
13. ITE Land Use & Development Manual, published by Institute of Transportation Engineers (Latest edition).
14. Bridge Design Specification, published by Caltrans.
15. American Public Works Association (Southern California Section) - Standard Plans for Public Works Construction.
16. County of Santa Barbara Public Works Department Standard Details.
17. ADA Guidelines – Americans with Disabilities Act Accessibility Guidelines.

18. ANSI / IESNA RP-8-00 – American National Standard Practice for Roadway Lighting

1.2 Definitions

In these specifications or the State Specifications the intent and meaning of the terms that are used shall be as defined in Section I of the State Standard Specifications except as herein below specifically noted, revised or added.

Consultant - Any person or persons, firm, partnership or corporation legally authorized to practice Civil Engineering in the State of California who prepares or submits improvement plans and specifications on behalf of a developer to the County of Santa Barbara for approval.

Contractor - Shall mean any person or persons, firm, partnership, corporation or combination thereof, private or municipal, who has/have entered into a contract with any person, corporation company, special district, or the County of Santa Barbara, as party or parties of the second part, or their legal representatives, for the construction of any improvement or portion of improvement within Santa Barbara County.

County - Shall mean the County of Santa Barbara.

Department - Shall mean the Santa Barbara County Department of Public Works.

Engineer - Shall mean the County Engineer of Santa Barbara County acting either directly or through properly authorized agents, the agents acting within the scope of particular duties delegated to them.

Developer - Shall mean the owner or representative.

Laboratory - Shall mean any testing agency or testing firm which has been licensed by the State of California to act in such capacity and meeting the requirements of the Engineer.

State - When State Specifications are applicable the word “State” as used in the State Standard Specifications, shall mean Santa Barbara County. Public Works Department or any other Santa Barbara County Department whose action or oversight is related to the work.

Director - The Director of Public Works of the County of Santa Barbara.

Record Drawings - Revised set of drawing submitted by a contractor upon completion of a project or a particular job. They reflect all changes made in the specifications and working drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the contract.

Road Commissioner - Person qualified and authorized to administer the Encroachment Permits to the public.

Final Map – Is a map that conforms to all the requirements of the Subdivision Map Act, and is required for all subdivisions creating five (5) or more parcels, condominiums, community apartment projects, or the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units.

Easement - Is the right to use the real property of another without possessing it.

SECTION 2 - Roadway Functional Classifications

Arterial Roads or Streets – An arterial road or street is one which is used primarily for the purpose of carrying traffic between State Highways and/or populated centers and/or which is needed to serve large volumes of traffic within an urban area. They are divided into three functional classifications, **Principal**, **Minor** and **Collector**.

Collector Road or Street – A collector road or street is one which is or will be used primarily to enable traffic to move to and from local roads or streets and/or arterial roads or streets. They are divided into two classifications, **Urban** and **Rural**.

Local Roads or Streets – Consists of **local sub-collectors**, **local road minor**, and **local road cul-de-sac**. Minor road or street is one which is or will be used primarily for access to abutting property.

Urban Road or Street - An urban road or street is one which serves residential single family, multiple family, commercial, and industrial land use categories. In addition, as well as open space and recreational categories, as well as open space and recreational land use categories adjacent to rural uses as those categories adjacent to urban uses as shown by the Land Use Element of the General Plan.

Rural Road or Street - A rural road or street is one which serves residential suburban, residential rural, rural lands and agriculture land use categories. In addition, as well as open space and recreational land use categories adjacent to rural uses as those categories adjacent to urban uses as shown by the Land Use Element of the General Plan.

Road, Private – A road providing the principal means of access to residential structures, business entities, or parcels which is not a public road and is privately maintained.

Road, Public – A road for which a County of Santa Barbara public road Right-of-Way exists.

Driveway, Private – An access way that provides the principal means of access to four or less residential structures, business entities, or parcels.

SECTION 3 – Improvement Plans

Complete plans and specifications for all proposed public improvements, as defined herein, which are not initiated by the County of Santa Barbara Public Works Department, shall conform to the requirements of this chapter. These plans and specifications shall be submitted to the Department for approval prior to the beginning of construction of any such improvements.

3.1 Plan Review Procedure

A. Plan Check Intake The individual submitting the plans shall be a Registered Civil Engineer in the State of California. The Department will review the initial plan submittal package to determine whether all required information has been provided. If incomplete, the plan check will be labeled “PRELIMINARY” and will not be considered a first plan check. The first submittal must include a transmittal, six sets of 24” x 36” plans, soils report (where required), hydrology and hydraulic calculations; furthermore, structural calculations if needed. Other items may be required by the department as determined necessary. One copy of the plans and other items, showing necessary revisions will be returned to the Developer. All subsequent submittals require six sets of plans and other items unless specified otherwise by the Department. A drawing of the site plan or subdivision layout shall be included with each set of subdivision improvement plans submitted. Plans not conforming to the County of Santa Barbara Standards of quality and neatness may be rejected.

Plans may require review by other entities, including but not limited to

- ◆ County of Santa Barbara Department of Public Works Flood Control
- ◆ County of Santa Barbara Department of Public Works Traffic Section
- ◆ Fire Department
- ◆ Water and wastewater utility districts.
- ◆ Gas system utility
- ◆ Electrical power system utility
- ◆ Telephone system utility
- ◆ Cable television utility
- ◆ Special Districts

- ♦ County of Santa Barbara Planning and Development
- ♦ County of Santa Barbara Building and Safety
- ♦ Department of Public Works, Water Resources Division (Clean Water)

Plans must be submitted directly to those entities and appear on the Title Sheet or General Information Sheet for signature and date of approval.

- B. Plans Approval** When all corrections have been made to the satisfaction of the Department, the Developer's or Developers' Engineer may submit original signed, sealed, and dated drawings for approval. No construction will be authorized, or plan approved, until such time as the Department signifies approval by signature and seal on the original signed and sealed drawings of the title sheet.
- C. Bonding Estimate** Once improvement plans are approved by the Department, a bonding estimate may be submitted for review and approval, where applicable. Surety may be submitted to the Department following approval of the bonding estimate. More information about this procedure, along with standard forms to be used for this purpose, may be obtained from the Department.
- D. Plan Revisions** There shall be no revisions made to an approved set of plans, unless such revisions are submitted to the Department for approval prior to being constructed. Exempted from approval are any features of the plans that are contrary to, in conflict with, or do not conform to any Federal or State law, County Ordinance or Resolution, or generally accepted engineering practice, in keeping with the standards of the profession, even though such errors, omissions, or conflicts may have been overlooked in the review of the plans.
- E. Phased Improvements** Where the improvement plans submitted cover only a portion of the ultimate development, the plans submitted must be accompanied by the approved overall tentative plan, or a study if there is no approved overall tentative plan, showing topographic features of the ultimate development at an adequate scale to clearly show the proposed improvements.

3.2 Plans Layout

All plans shall be prepared on Mylar, vellum, bond, or approved equal, measuring 24" x 36".

- A. Roadway Improvements** Roadway plan and profile sheets shall be of appropriate scale to clearly show the proposed plan layout, along with existing and proposed centerline profiles of all roadways. The boundaries of lots fronting on the roadway, drainage easements, utility easements, slope easements, section lines and corners, land grant lines and temporary construction easements shall be shown on all roadway improvement sheets, with proper dimensions.

Appropriate Scales

Horizontal – 1 inch: 40 feet	Vertical – 1 inch:4 feet
Horizontal – 1 inch:50 feet	Vertical – 1 inch:5 feet
Horizontal – 1 inch:100 feet	Vertical – 1 inch:10 feet

Scale 1 inch: 40 feet is preferred, however the scale may be varied in rough terrain. Each plan and profile sheet shall include the typical section.

- B. Cross Sections** Cross sections shall be provided for all designs involving widening existing roads. The spacing of cross sections shall be based on the characteristics of the project, as determined by the Department.
- C. Earthwork** If any grading is proposed outside the roadway prism, a grading plan shall be submitted with other required improvement plans. Finish grading shall be depicted by contour lines, spot elevations, or by “top/toe” indications, as determined appropriate by the Department. The grading plan shall include a reference to the project soils report (if applicable), including its title, date and author.
- D. Retaining Walls** For any proposed retaining wall(s), a separate sheet shall be provided which depicts the elevation view and a typical section for each wall. The following items of work may be depicted together with the roadway improvement plans. However, the

department may require that they be separated from the roadway improvement plans if necessary for clarity.

- E. Storm Drainage** Plans for minor drainage facilities may be shown on roadway plans if appropriate. Plans for major drainage facilities shall conform to the sheet scale and size shown above for roadway improvements. Profiles of all culverts and drainage structures shall be provided, along with the hydraulic grade line.
- F. Water Supply** Plans for water system layout and improvements shall be submitted on the same plans as the roadways. Improvements outside of the roadway prism shall be drawn on separate sheets and to an appropriate scale.
- G. Wastewater Disposal** Plans for wastewater disposal systems shall be prepared on standard sheets as defined above for roadway improvements. Scales are to be as follows, except in unusually rough terrain where the scales may be adjusted.

Appropriate Scales

Horizontal – 1 inch: 40 feet

Vertical – 1 inch: 4 feet

- H. Utilities** A layout for all utilities: water, sewer, electric, telephone, cable television, and gas system improvements shall be submitted on a composite utility plan in an appropriate scale unless otherwise approved by the Department. Roadway plans shall show placement of utilities in the typical section.
- I. Traffic Control** Plans for work zone traffic control, and for installation of new permanent traffic control devices, shall be drawn on sheets and to an appropriate scale. Work zone traffic control may reference the appropriate State Standard Plan for Traffic Control Systems or Manual on Uniform Traffic Control Devices. The standard traffic control notes shall be placed on the same sheet. If new permanent traffic control devices include traffic signals or lighting, the necessary electrical details shall be incorporated into these sheets, and a paving plan may be required.
- J. Erosion Control** Temporary and permanent erosion control measures are to be shown. Erosion control notes shall be placed on the same sheet. Pollution Prevention- Erosion and Sediment control measures consistent with Grading Code 17-29 and/or requirements for

a Storm Water Pollution Prevention Plan (SWPPP) consistent with the California State Water Resources Control Board NPDES (National Pollutant Discharge Elimination System) General Construction Permit shall be shown.

K. Details The plans shall include one or more sheets entitled “Details” which shall show the following if applicable:

- ◆ Detail of all concrete structures.
- ◆ Other agency’s or agencies’ standard details which are referenced in the design.
- ◆ Miscellaneous details.
- ◆ Copy of all County Standard Drawings which are referenced in the design.
- ◆ Details of any element of the plans required for clarity.

3.3 Plans Format

The following items are to be shown on plans submitted for approval:

A. Title Sheet On improvement plans exceeding two sheets in a set, a title sheet shall be prepared. The title sheet shall also include an index of sheets.

B. Vicinity Map The title sheet shall include a vicinity map depicting the following:

- ◆ Boundaries of the site, and any Special Districts or City Limits nearby
- ◆ Street names
- ◆ Section and/or Grant Lines and corners
- ◆ Location of the project within the County, depicting a minimum
- ◆ 1.5 mile radius around the project location

C. Title Block Each sheet of the set of drawings, including the title sheet, shall have an approved title block showing:

- ◆ Name and/or number of the project
- ◆ Sheet title
- ◆ Sheet number and total number of sheets
- ◆ Project Engineers name, professional registration number, seal and signature as required by the Professional Engineers Act

- ♦ Date
- ♦ Scale of the drawing
- ♦ Signature blocks for Department approval

D. Right-of-Way Right-of-Way lines, the boundaries of lots fronting on the roadway, drainage easements, slope easements, and temporary construction easements (existing and proposed) shall be shown on the plans. All Right-of-Way and Easement lines shall be properly dimensioned.

E. Survey Monuments Pursuant to Section 8771(b) of the California Business and Professions Code, existing survey monuments that control the location of subdivisions, tracts, boundaries, roads, streets or highways, or provide survey control, that are within or adjacent to the area of work, shall be located and referenced by or under the direction of a Licensed Land Surveyor or Registered Civil Engineer. This shall occur prior to the time when any streets, highways, other Right-of-Way, or Easements are improved, constructed, reconstructed, maintained, resurfaced or relocated. In the event that any existing survey monument is disturbed, in any way, by the improvement work, as determined by a Licensed Land Surveyor or Registered Civil Engineer, it shall be reset accordingly and an appropriate document shall be filed with the County Surveyor prior to the final acceptance of the work by the Department.

F. Topography All pertinent topographic features which may affect the design, construction and operation of the improvements shall be shown on the plans, including, but not limited to, the following:

- ♦ Roadway lines.
- ♦ Curbs, sidewalks, shoulders, and driveways.
- ♦ Storm drains and other drainage facilities.
- ♦ Water lines, fire hydrants.
- ♦ Water and wastewater treatment facilities.
- ♦ Existing structures, fences, trees and other foliage.
- ♦ High water and frequent inundation limits.

Full topography (2'/40' Contours) shall be provided for a minimum of 50 feet in all directions of a development site, to evaluate drainage conditions.

- G. Profiles** The plans shall clearly show the existing and proposed profiles of all roadways, drainage facilities (such as: ditches, storm drains, etc...), water lines, sanitary sewers, and clearances at structures and power lines, including elevations at 25 foot minimum intervals for warped surfaces.
- H. Stationing and Orientation** The stationing on plan and profile sheets shall read from left to right. In so far as practical, the plans shall be arranged so that the north arrow is either pointed toward the top or to the right edge of the sheet. Wherever possible, stationing shall conform to existing stationing on existing Street Improvement Plans.
- I. Benchmark** The plans shall include a description of the benchmark and the datum for its reference elevation, and shall include a description of the benchmark. Vertical data should be based on NAVD 88 datum or conversion factor with source.
- J. Basis of Bearings** The plans shall indicate the basis of bearings that will be utilized for construction of the improvements. The plans shall include a description of the points that form the basis of bearings along with the appropriate reference information. Horizontal coordinates should be based on NAD 83 datum.
- K. Units of Measurement** The units of measurement on plans submitted to the Department shall be in English Units (United States Customary System). If an improvement plan includes facilities which are under the jurisdiction of another agency which requires the use of Metric Units, then it may be used on the plans for County Improvements as well, if prior Department approval is obtained.
- L. Notes** The title sheet of the plans shall include the required County General Notes.

3.4 Design Adjustments

Requests for adjustment to the requirements of the Design Standards, Standard Specifications or Standard Drawings, such as substitution of

methods or materials differing from those set forth herein, must be proposed in writing. The Developer's or Developers' Engineer must furnish complete descriptive information and justification for the substitution to the Department (including any additional information the Department may request.) The Department will provide written response to such requests for adjustment, either approving or denying the request.

The Department will consider request for emergency substitutions involving materials which suddenly become unavailable, provided requests for such emergency substitutions, including all data to show substitutions comply with specifications, are received at least 15 calendar days before date of use.

Design alternatives may be approved by the Department where the proposed alternative provides the same level of service, approximately the same estimated maintenance cost, and is not adverse to public health, safety and welfare.

The provision for design alternatives is intended to provide for some flexibility in designing streets, bikeways, pedestrian and equestrian paths; to facilitate the protection of trees or other resources; when an area specific plan has been adopted showing an alternate to the standard drawings, or where appropriate in order to provide compatibility with adjacent areas.

The County of Santa Barbara encourages development that conserves natural areas, minimizes impervious surfaces, and maximizes infiltration of storm water in order to protect water resources. The County Engineer may support deviations from adopted standards where approved techniques, such as Low Impact Development, are employed outside of the public Right-of-Way without risk to the traveling public, critical infrastructure or maintenance operations. Right-of-Way widths shall be adjusted to accommodate non-County standard improvements.

All landscaping improvements and all non-County Standards such as: meandering sidewalks, alleys, driveways, roadways and drainage features or similar improvements constructed within the County's Public Road Easement and/or on County Public Property must have a recorded owner's agreement for the long-term maintenance of such features.

3.5 Record Drawings

During the progress of the work, the Consultant shall maintain one set of prints of the improvement plans showing all “Record Drawing” changes. Each alteration shall be approved by the Engineer before being made. This set shall be available on the job for inspection by the Engineer at any time. Upon completion of the work, the Consultant shall obtain the original tracings of the improvement plans from the office of the Engineer and make changes thereon reflecting actual work constructed and return the original drawings to the Engineer prior to the County’s provided PDF File acceptance of the project.

SECTION 4 – Street Standards

4.1 Pavement

The actual thickness of the roadway structural sections shall be determined from the “R” values of the soils as determined by Caltrans test method No. 301 and as referenced by the Caltrans Highway Design Manual. For primary residential roads the minimum Traffic Index shall be 5.5. For all classes such as: industrial and commercial roads, the minimum traffic index shall be 7.0 (see Detail 6-010, “General Street Section Notes” of the County Standard Details for additional requirements). The Minimum Asphalt Concrete (A.C.) thickness for Public and Private Roads shall be as follows: When the Traffic Index is less than 5.5, the A.C. thickness shall be 0.30 feet minimum over 0.50 feet of class II base. When the Traffic Index is 5.5 or greater, the A.C. thickness shall be 0.50 feet minimum over 0.75 feet of class II base. Where pervious concrete is used, paving shall follow APWA Standard Specifications or Caltrans PCC Specification for pervious concrete.

4.2 Road Widening/Adding Traveled Way To Existing Roads

When an existing asphalt paved road is to be widened, the edge of pavement shall be saw cut to provide a clean vertical edge for joining to the new asphalt. After placement of the new pavement section, the joint shall be sealed with paving asphalt PG-64-10 for tack coat, the entire road pre-leveled and overlaid with a minimum of 0.12 feet of Hot Mix asphalt depending on the thickness of pavement lift throughout the widened area. The normal roadway crown slope for new construction is 2 percent. When widening of an existing road, a maximum of 4 percent crown slope is permitted, quarter crowns are not allowed on road widening. Grinding and/or overlaying as applicable will be required if the cross slope exceeds 4 percent.

Plans submitted shall be accompanied with existing ground cross sections at 25 foot maximum intervals depicting the entire existing roadway prism with full width. In addition, the proposed widening design shall clearly show the Right-of-Way, all accesses, existing ground centerline elevation, joint elevation, and widened edge of pavement elevation. Existing ground cross sections shall be created from a certified topographic survey by a Registered Civil Engineer, or Licensed Land Surveyor in the State of California.

When an existing shoulder is required to become part of a proposed traveled way, a pavement study or evaluation shall be performed. This evaluation shall analyze the structural capacity and determine any need for improvement. Designs based on the evaluation are subject to review and approval by the County Engineer. The responsibility for any shoulder material thickness improvement shall be considered as part of the requirement for roadway widening. The shoulder width, as a minimum, shall be replaced as it was originally (existing conditions) before the widening began.

Where widening of a roadway results in existing catch basins being located within the traveled way, a plan for adjustment and / or relocation shall be provided and approved by the Engineer.

4.3 Cul-de-sacs

- A.** Minimum public Right-of-Way diameter across the bulb section shall be 100 feet. The Right-of-Way diameter may be reduced, provided utilities and necessary storm water management are accommodated on permanent easements within the development.
- B.** Minimum diameter of surfacing across the bulb shall be 80 feet of paving flow line to flow line for a curb-type road and 80 feet total for a shoulder type road, to include 74 feet of paving with an offset of 3-foot shoulders with compacted crushed surfacing material. Public roads in areas zoned Commercial or Industrial shall have a minimum roadway diameter of 100 feet.
- C.** The length of cul-de-sac roads shall be a maximum of 750' or as approved by the County Fire Department. A maximum of 25 dwelling units will be allowed on a cul-de-sac or as approved by the County Fire Department. A cul-de-sac longer than 750' shall have a second emergency access approved by County Fire Department and comply with Section 5, Paragraph K.
- D.** The County Engineer may require an off-road walkway or an emergency vehicle access to connect a cul-de-sac at its terminus with other roads, parks, schools, bus stops, or other pedestrian traffic generators.

4.4 Bicycle Lane

Class II Bicycle Lane is a portion of a roadway designated by striping, signing, and / or pavement markers for the preferential or exclusive use of bicycles. Bicycle lanes are always one-way facilities that move in the same direction as motorized vehicles. Bicycle lanes are for bicycles only, and should not be used by pedestrians.

Road Type	Minimum Bicycle Lane Width
Curbed	5 feet from face of curb
No curb	4 feet from edge of pavement
With On Street Parking	13 feet from face of curb or edge of pavement

4.5 Clear Zone

The term "Clear Zone" is used to designate the unobstructed, relatively flat area beyond the edge of the traveled way provided for the recovery of errant vehicles. The intent is to provide for arterials as much clear, traversable recovery area as practical. The clear zone includes any shoulders or auxiliary lanes. On rural roads without curbs, where design speed is 25 m.p.h. or less the minimum setback distance for any fixed object from the edge of pavement shall be 7 feet. For rural roads with design speed between 25 mph and 35 mph, the minimum setback distance shall be 10 feet. For 35 mph or greater, refer to AASHTO Standards. In urban areas, setbacks may be reduced where there is curb and gutter or berm.

4.6 Encroachment Permits - Policies

A. General

All encroachments shall be in conformance with applicable community plans and current ADA requirements.

The Commissioner may take into account aesthetics in reviewing all encroachment permits. Above grade facilities, shall be set back as far

as possible and provide landscape or other approved screening to minimize the visual impact of the encroachment.

B. Clear Zone and Pedestrian Access:

Road Encroachment Permits shall not be issued unless the Permitted agrees to assure a clear zone from the curb face and / or edge of pavement to the proposed encroachment. The clear zone is necessary to maintain an adequate safety zone with the following adequacies: sight distance, proper access, trails, safety for pedestrians, bicyclists, and equestrians along County roadways.

C. Retaining Walls, Block Walls, Garden Walls, Fences, etc...:

Shall be set back from the curb face or edge of pavement as follows:

- ◆ Speeds of 25 mph or less posted: 7 feet minimum
- ◆ Speeds over 25 mph posted: 10 feet minimum
- ◆ Additional setback may be required at intersections and driveways for sight distance, safety issues, including Fixed Object Criteria (as defined by the Encroachment Permit Policies) and to provide for pedestrian access for existing, new or future improvements.

D. Landscaping , Storm Water Treatment, and Irrigation:

- ◆ For landscaping, a clear zone, set back shall be established as follows:
 - Rural areas (with no curb, edge of pavement condition) of speeds of 25 mph or less posted: 7 feet
 - Rural areas (no curb, edge of pavement condition) over a 25 mph posted speed - 10 feet
 - In urban areas with curb, may have reduced set-back for street trees, water treatment and landscaping.
 - Montecito Community Plan is considered a rural area and shall not allow landscaping in the clear zone unless pedestrian facilities are specifically provided for.
 - The current Summerland Community Plan, County of Santa Barbara's Engineering Standards, and County Codes do not allow any encroachments. Only minimal walls necessary for access to off street parking areas (garage, driveway, due to

elevation changes) will be permitted. Landscaping ground cover will be allowed.

- ◆ Landscaping shall be designed to provide adequate sight distance clearance for pedestrian(s), bicyclist(s), and equestrian(s) access when applicable (existing, new or future).
- ◆ Street trees shall be selected from the current Board approved street tree lists (South County and North County lists) and shall be appropriate for the location.
- ◆ Root barriers shall be installed within the drip line.
- ◆ Irrigation shall be drip with emitter, and it shall not be spray type in order to avoid overspray of pavement/sidewalk.

E. Other Fixed Objects:

- ◆ Mailboxes shall be constructed and/or located to meet County of Santa Barbara Engineering Standards' and U.S Postal Service Standards' criteria for Fixed Objects. Shoulder construction shall provide room for a mail truck to pull out of the travel lane everywhere possible.
- ◆ Above Ground Utility devices and meters (gas, electric, water, etc...) shall not be installed within the Right-of-Way unless previously approved by the County Engineer.
- ◆ Fixed Objects, (i.e., rocks, new proposed trees, etc.) shall be required to be set back based on current County of Santa Barbara Engineering Standards from the edge of pavement not less than the following: (providing adequate recovery zone for the traveling public)
 - Rural areas (with no curb) of speeds of 25 mph or less posted : 7 feet minimum
 - Rural areas (with no curb) over 25mph : 10 feet minimum
 - Urban areas (with curb) may have a reduced setback as approved by Public Works
 - Fixed objects shall be designed to provide the proper sight distance clearance for pedestrian(s), bicyclist(s), and equestrian(s) access when applicable (existing, new, or future.)

F. Entry Gates:

Shall be in conformance with Section 5.1 Access Control, paragraph J.

4.7 Retaining Walls

The following table provides the information required by the Public Work Department for Retaining Walls.

Retaining Wall Height < 3 feet with level or sloping backfill	Civil Eng. Plans Required	Structural Calculations Not Required	Temporary Shoring Plans Not Required	Soils Report Not Required
Retaining Wall height ≥ 3 feet with surcharge backfill or load	Civil Eng. Plans Required	Structural Calculations Required	Temporary Shoring Plans Required	Soils Report Required
Retaining wall height > 4 feet	Refer to Caltrans Standard Plans / APWA Standard Plans OR Civil Eng Plans Required	Structural Calculations Not Required if Caltrans / APWA Standard Plans used. Otherwise Structural Calculations Required.	Temporary Shoring Plans Required	Soils Report Required (* Soils letter required to commensurate assumed design values from standard plans.

For any free standing (non-retaining) wall, structural calculations will be required unless manufactures certification justifies otherwise.

4.8 Private Streets

- A. Shall adhere to County Fire Department Standards: (reference) www.sbcfire.com/fp/dr/fpdevstd1privateroad.pdf)

- B. Shall adhere to County of Santa Barbara Building and Grading requirements and County of Santa Barbara Flood Control Standards for Drainage.

- C. Shall be designed by a Registered Civil Engineer in the State of California.

SECTION 5 – Access and Intersections

5.1 Access Control

Access points to Institute of Transportation of Engineers Land Use County Roads are classed as private approaches or intersections. Intersection design criteria as defined in the current edition of AASHTO, Caltrans Highway Design Manual and the California Manual on Uniform Traffic Control Devices (MUTCD) shall be used whenever a public roadway intersects another public, or private road approaching, or if traffic signalization is warranted.

Access points shall be designed to provide adequate sight distance in all directions on the public roadway being accessed.

The following general design criteria for roadway intersections and approaches shall apply:

- A.** Roadway intersections shall be located at sufficient distance from all curves to provide the proper sight distance for vehicles on the intersecting roads.
- B.** Multi-leg intersections (i.e. those with more than four legs) are not permitted within local road networks. In local road networks, 'T' intersections are encouraged. For arterial access, four-leg intersections are encouraged.
- C.** Roundabout intersections taking the place of standard intersections shall be designed in accordance with current AASHTO, Caltrans or other applicable standard approved by the County Engineer.
- D.** In order to preclude encroachment on travel lanes, radii and taper for right turn entry, the exit shall be consistent with the design vehicle's turning movement requirements.
- E.** Whenever a property has potential access from two or more roads, the County Engineer may refuse access to the higher classified road.
- F.** Whenever a potential feasible access exists to any property from both a public road and private easement, the County Engineer may refuse

new access to the public road provided the private road adheres to requirements, outlined in Section 4.8, Private Streets.

- G.** New access locations, internal to the platting of property, shall be unified whenever possible to create the fewest number of access points onto a County road. Lots of Record in existing formal plat subdivisions, short plats and large lots not served by a minor or major approach shall be permitted one residential access location.
- H.** Access to corner lots shall be from the lesser-classified road, at the greatest distance possible from the intersection.
- I.** The number of intersections shall be minimized as much as possible, particularly as the classification of the affected roads increase. Intersection spacing should be maximized wherever possible.
- J.** All access gates shall be installed so that no portion of the gate, open or closed, is within the County Right-of-Way. The space between the edge of roadway and the gate shall be a minimum of 30- feet so that the entering vehicle is completely off the roadway when the gate is closed, or as approved by the County Fire Department and Public Works Director. Gates shall be located to accommodate any future widening of the roadway. All gates shall meet the requirements of County of Santa Barbara Building Code and shall require the approval of the County Fire Department and, if required, any local Fire District.
- K.** A minimum of two access points will be required for developments when required by the County Fire Department. The number and location of intersections may be more restrictive than described herein if deemed necessary by the County Engineer. The County Engineer shall base the determination on existing and projected traffic volumes, channelization, signalization and turning movements generated by the proposed project.

SECTION 6 - Standard Conditions of Approval

The following Standard Conditions and Policies will be used by the Transportation Division of the Public Works Department where appropriate to condition Tentative Tract Maps and other development projects that are reviewed by the County.

1. Construction of any improvements required by the Department of Public Works, in the approval of the Tentative Map or Development Plans, must be in conformance with County Subdivision Ordinance No. 1722, the California Department of Transportation, "Highway Design Manual," and the AASHTO Publication, "A Policy on Geometric Design of Highways and Streets," of the most current version, and meet current ADA requirements. These references, in addition, with construction details provided by the California Department of Transportation "Standard Plans" and "Standard Specifications" and the American Public Works Association, Southern California Section "Standard Plans for Public Works Construction" and the "County of Santa Barbara Public Works Department Standard Details" of the most current version shall be referred to for all matters not covered by the standards contained herein.
2. Design of any improvements to be constructed as part of the development, must be performed by a Registered Civil Engineer in the State of California. Specifications, street improvement plans and drainage plans, and storm water pollution plans, completed in accordance with Department of Public Works requirements shall be submitted to appropriate officials of other departments for their approval. Furthermore, required bonds and fees must be posted prior to approval of the Final Map.
3. Developer will be required to construct 18 feet of frontage improvements (i.e., pavement, curb, gutter, sidewalk, street lights, etc.) including adequate offsite transitions.
4. Prior to recordation of the Final Map and start of any construction, the Developer must designate to the Department of Public Works the road or roads intended for construction, the access to the development, and to the extent to which the subject roads will be

used as haul roads for earth work greater than 1000 cubic yards either export or import. A haul route encroachment permit shall be obtained from the County Department of Public Works. Public Works may at its option, designate an alternate off site access or may require surety for repair, reconstruction, or clean up in the event the subject road is damaged by construction traffic.

5. The structural road section for any proposed public road must consist of the following: Aggregate Base conforming to the Provisions in Section 26, "Aggregate Bases" of the Caltrans Standard Specifications and must be placed with a minimum thickness of 0.50 feet on all roads. However, the actual thickness of the aggregate base is to be determined by the methods outlined in the Caltrans Highway Design Manual. When the Traffic Index is less than 5.5, the minimum section will be 0.30 feet Asphalt Concrete, and 0.50 feet of Class 2 Aggregate Base.
6. Prior to County plan check of street and improvement plans, the Developer shall pay for the plan review fee as established in the most current approved fee schedule.
7. Prior to recordation of the Final Map, the Developer(s) must post sureties, execute a sub-divider agreement and provide inspection fees in amount(s) to be determined by the Department of Public Works to insure required improvements within the road Right-of-Way.
8. The Developer must post surety and provide plan checking fees in amount(s) to be determined by the Department of Public Works to insure proper construction of any public and private streets within the development. Once all improvements have been completed, including punch list items, Surety will be released down to a 15 percent bond (10 percent for cash or letter of credits) and held for a one year warranty period. Surety will be fully released by the Public Works Director after a final walk through of the newly constructed site; furthermore, at a minimum, a fog seal treatment of the streets shall be placed. Final surface treatment of the streets shall be determined at the time of the requested surety release.

9. Prior to release of the Road Improvement Surety and acceptance of the roads within the subdivision, the Developer shall have the utility companies certify in writing, that all underground utilities have been installed correctly and extended to tract boundaries with laterals stubbed out to the property lines at each lot.
10. Prior to the release of the Road Improvement Surety, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for subject development must certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field in accordance with the street improvement plans and drainage plans signed by the Director of Public Works.
11. Hydrologic studies indicating drainage flows to be anticipated from the entire watershed within which the development location must be submitted to the Department of Public Works- Flood Control Section for review and approval. Detailed hydraulic studies of storm water runoff to be carried in each gutter of each street must be submitted by the Consulting Engineer for approval by the Department of Public Works. The amount of storm water runoff to be carried in a street section shall comply with the current Flood Control Division standards. Special drainage facilities will be required when the capacity of the street section has been reached. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years, or 100 years in some conditions. Actual design frequency will be determined by the Department of Public Works Flood Control, or the Flood Control Engineer and the Public Works Director.
12. All off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
13. The Developer must furnish and install all road name signs and traffic control signs to County standards.
14. The Developer must offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map. All road Right-of-Way offered for dedication to the County must be free and clear of any

easements prior to recordation of the Final Map, unless proved otherwise by the Department of Public Works.

15. A denied access strip one foot wide must be offered for dedication in fee to the County as a separate parcel of land, not part of the road Right-of-Way, and standard Public Works Department road barricades must be constructed across the end of all roads extending to the tract boundaries of any unit of the tract except where the end of such roads connect to existing improved public roads.
16. Prior to approval of street improvement plans and drainage plans by the Department of Public Works, the following utilities must be shown on plans and approved by an authorized representative of the utility. The following utilities and services must be installed underground in the roads pursuant to Resolution No. 87-344 and must be connected to each dwelling unit where houses are built , or stubbed out to each lot where lots only are sold:
 - ◆ Sewer System
 - ◆ Water Distribution System
 - ◆ Gas Distribution System
 - ◆ Storm Drain Pipes required by The Department of Public Works.
 - ◆ A preliminary plan showing underground electrical, telephone and Cable T.V. service must be submitted by each agency.

All new utilities and relocation of existing utilities including surface and above grade installations shall be clear of and behind sidewalk and driveways.

17. Prior to construction of any approved development by the Department of Public Works, a Traffic Control Construction Phasing and an Erosion Control Plan shall be submitted for approval by the Department of Public Works.
18. All underground utilities under roadways or hardscape facilities shall be approved in writing by an authorized representative of the utility company prior to placement of Portland Cement Concrete or road base material and hot mix asphalt.

19. After sign off by the Department of Public Works Inspector and prior to the release of final surety, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "Record Drawings." Mylar is the accepted print medium for these drawings.
20. All double frontage residential lots (i.e., those lots having a street both front and rear), must have denied access to the rear street if the rear street is a major or collector street.
21. Developer must comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
22. Prior to occupancy, a long term maintenance agreement and or Covenants, Conditions and Requirements (CC&R's) for subdivision shall be executed and recorded for all non standard improvements and landscaping in the public street Right-of-Way.
23. Occupancy of any building within subject development will be denied until all street improvements, street lights, ADA compliant access to the nearest intersection, and drainage facilities have been approved, inspected and accepted by the Department of Public Works.
24. The Developer's Engineer must certify to the County Department of Public Works that any private streets within the subject development are constructed according to approved plans, prior to occupancy of any dwelling unit within the tract. The Developer must be responsible for ensuring that a Registered Civil Engineer in the State of California is retained to inspect private road work to the extent necessary for certification of construction in accordance with the approved plans. Private road security will be retained until adequate certification is received.
25. Upon completion of construction and prior to occupancy, the entire road Right-of-Way abutting this project will be cleaned by the Developer to allow the Department of Public Works' Inspector(s) to check for damage to curbs, gutters, or sidewalks caused by

- construction traffic. Any damage will be repaired by the Developer prior to occupancy.
26. The Developer must comply with the current Bikeway Element of the General Plans and with Community Plans, as applicable as to the dedication and construction of bikeways.
 27. A comprehensive soils report, prepared by a Registered Geotechnical Engineer in the State of California, will be required with the submission of the Street Improvement Plans. The report shall include data regarding the nature of the existing underlying street, soils, groundwater, and slopes. In addition, it should address any over excavation and re-compaction needs for roadways. The soils report shall include slope stability information for embankment fills or cut slopes, and retaining walls supporting roads and include conclusions and recommendations for street grading plan procedures and design criteria for corrective measures.
 28. The Developer shall be responsible to pay for a County approved laboratory for materials and compaction testing. The frequency of testing shall be determined by the County. The Developer shall be responsible for the cost of all testing and retesting.
 29. Developer may be required by the County to resurface a road after construction work has been completed if it is determined by the County that the developer has caused significant damage to an existing public road during construction of the project.
 30. All underground utility trench backfills on private property and in private roads must be compacted and tested to a minimum of 95% relative compaction, or to the satisfaction of the Director of Public Works. Compaction test reports must be submitted before any grading is finalized.
 31. The sub-divider must furnish one copy of the Final Tract Map to the Public Works Department for approval.
 32. Developer must comply with current NPDES (National Pollutant Discharge Elimination System) Construction General Permit, including implementation of a SWPPP (Storm Water Pollution Prevention Plan) that identifies site-specific measures to control the discharge of pollutants to waters of the United States.

33. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the Registered Civil Engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.

APPENDIX A - PLAN CHECKLIST

Engineer Contact Name _____
Telephone No. _____



**COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT**

PLAN CHECK RECORD

Date Checker Initials

Initial Check _____
2nd Re-Check _____
3rd Re-Check _____
4th Re-Check _____
5th Re-Check _____

**STREET AND PUBLIC IMPROVEMENT PLANS STANDARDS
AND CORRECTION LIST**

Assessors Parcel No.(s) _____
Project Name _____ Tract No. _____
Owner's Name _____ Telephone No. _____
Project Address _____
Engineer's Name _____ Telephone No. _____
Developer's Name _____ Telephone No. _____

Checked (✓ or C) Items indicate that the item is complete and acceptable. X'd items require correction or resubmittal.

Corrections shall be made on the tracings and two (2) new sets of plans shall be submitted. **IF YOU MAKE CHANGES TO THE PLAN OTHER THAN OR IN ADDITION TO WHAT PLAN CHECK HAS REQUESTED, YELLOW HIGHLIGHT THE CHANGES ON ONE SET OF THE RESUBMITTED PLANS.**

RETURN THIS SHEET WITH CORRECTED PLANS AND THE ORIGINAL CHECK PRINT.

No.	ITEM	1ST	2ND	3RD	REMARKS
A. INITIAL SUBMITTAL REQUIREMENTS					
1.	Road Encroachment Permit application completed				
2.	Six (6) sets of Street Improvement Plans including drainage and wet utilities (2-Permits,3-Water Resources/Flood Control, and 1-Traffic) and one (1) PDF Index Map required on first Plan Check. Submit only three (3) sets of prints for subsequent submittals.				
3.	Six (6) sets of Dry Utility Plans (3-Permits, 2- Water Resources, and 1-Traffic)				
4.	Four (4) sets of Grading Plans (1-Permits (reference only) , 2-Water Resources, and 1-Traffic)				
5.	Four (4) sets of Landscape and Irrigation Plans (1-Permits, 2-Water Resources, and 1-Traffic)				
6.	Caltrans clearance (if applicable)				
7.	Reference drawings of adjacent streets (if applicable)				
8.	Four (4) sets of Final Map (1-Permits, 2-Water Resources, and 1-Traffic).				
9.	Four (4) sets of Tentative Map (1-Permits, 2-Water Resources, and 1-Traffic)				
10.	Three (3) copies of hydrology & hydrology calculations (1-Permits, and 2-Water Resources)				
11.	Four (4) copies of structural calculations and soil reports for bridges and retaining walls (2-Permits, and 1-Design)				
12.	Preliminary soils reports (2 copies)				
13.	One (1) copy of Engineer's Estimate				
14.	One (1) copy of the Conditions of Approval (Permit)				
15.	Return one (1) red lined plans and plan check correction list.				

No.	ITEM	1ST	2ND	3RD	REMARKS
B. FINAL SUBMITTAL REQUIREMENTS					
1.	Wet signature and seal of Engineer on all sheets of the plans				
2.	Nine (9) sets of Street Improvement Plans (6-Permits, 2-Water Resources/ Flood Control, and 1-Traffic) and one (1) copy on CD to Water Resources				
3.	Public Works signature on final plans				
4.	Flood Control signature on final Plans				
5.	Water Resources (Clean Water) signature on plans (when applicable)				
6.	Fire Department signature on final plans				
7.	Utilities signature on final plans				
8.	Wet signature and stamp of Design Engineer on all sheets of the plans				
9.	Three (3) sets final copies of hydrology & hydrology calculations with stamp and wet signature (1-Permits, and 2-Water Resources)				
10.	Two (2) sets final copies of structural calculations and soil reports (Retaining Walls, Bridges) with stamp and wet signature.				
11.	Traffic Mitigation fee paid				
12.	Water Resources Mitigation fee paid				
13.	Fees paid for Encroachment Permit and Lab Review				
14.	One (1) most current copy of Engineer's Estimate for Bonds (Permits)				
15.	Bonds, securities, cash deposits submitted (Public and Private)				
16.	Easement documents, ready for recordation, for off-site public street and drainage improvements				
C. TITLE SHEET CONTAINING					
1.	Tract, parcel map, or any other referenced				
2.	Location Map, Vicinity Map, Key Map				
3.	Signature block for Public Works				
4.	Signature block for Fire Department				
5.	Signature block for Flood Control District				

No.	ITEM	1ST	2ND	3RD	REMARKS
6.	Signature for Water Resources (Clean Water) when applicable				
7.	Signature block for Sewer & Water District				
8.	Signature block for Electric, Gas, Telephone, and Cable				
9.	General Notes for Street Improvement Plan				
10.	Sheet Index				
11.	Bench mark and basis of bearing (Surveyor's Notes)				
12.	List on title sheet of any approved deviations from County standards				
13.	Legend with construction notes.				
D. STREET IMPROVEMENT PLANS (PERMITS)					
1.	Provide title block with the name, address, and telephone number of the firm, and the name and registration of the Engineer in charge of the work, and the date of preparation				
2.	Plans consecutively numbered with the total number of sheets on each sheet.				
3.	Provide all existing improvement plans and show reference call outs (conforms into existing street)				
4.	Provide plans prepared on 24" x 36" <u>Mylar film</u> base sheets				
5.	<p>Contain on their front sheet a statement by the Engineer in responsible charge of the work stating:</p> <p>"I hereby declare that I am the Engineer of work for this Project, that I have exercised responsible charge of the design of the project as defined in Section 6703 of the Business and Professional Code. I understand that the check of project drawings and specifications by the County of Santa Barbara is confined to a review only and does not relieve me, as Engineer of Work, of my responsibilities for project design."</p> <p>Firm: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>_____</p> <p>Signature of Engineer</p>				

No.	ITEM	1ST	2ND	3RD	REMARKS
	_____ Print Name of Engineer Professional Registration Number/Exp. Date _____ Discipline: _____				
6.	Have an index or key map clearly showing the sheet numbers and their relation to the overall project. The index shall be drawn to scale and shall show the overall layout of the water, sanitary sewer, storm drain, fire hydrant, and street lighting systems.				
7.	Generally be prepared to scales that provide a clear presentation of the work to be done. Plan-profile sheets shall normally be prepared to the scales of 1"=40" for horizontal dimensions. Horizontal scales may be changed in order to provide greater clarity.				
8.	Signed and stamped on each sheet by the Engineer				
9.	Street Improvement Plans shall be drawn as a separate plan from grading, erosion control, on-site improvements, landscaping, or building plans				
10.	Have a north arrow with all plan views and bar scale (all sheets)				
11.	<u>Plans</u> showing stationing, bearing, street dimensions, horizontal curves, sawcut line, and conform grind				
12.	<u>Profiles</u> showing stationing, grades and vertical curves. Show profiles for Centerline, Right Curbs and Left Curbs.				
13.	Typical sections showing; <ul style="list-style-type: none"> a. Dimensions to center line, pavement width, flow line, right of way line, hinge points. b. Slopes of travel lane and shoulder c. Concrete Curb and Gutter d. Traffic Index and minimum structural section of each street e. Street lights and fire hydrant; install 1' behind sidewalk or 6' clear from curb face 				
14.	Super-elevation diagram				
15.	Compare easements and grading/ Street Improvements Plan to:				
a)	Tentative Map; elevations, alignment, and typical sections				

No.	ITEM	1ST	2ND	3RD	REMARKS
	b) Review Final Map for street dedications (Public or Private Streets) and easements				
16.	Elevations at intersection and curb returns shown				
17.	Provide maximum 2% cross slope at intersections for pavement and pedestrian crosswalk areas.				
18.	Provide Pedestrian Access Ramps per Caltrans current Standard Plans, most recent edition or current ADA standards.				
19.	Provide Pedestrian Access; a. Concrete sidewalks (County Maintain) or decomposed granite path (Private Maintenance Agreement) b. Headwall and drainage pipe may need extending				
20.	Label easements and roads either Public, Private, Flood Control, Parks, or others				
21.	Manufacturer's data for all fabricated items not specified in the standard plans				
E. UTILITY PLANS (PERMITS)					
1.	Provide plans for sewer, water, (wet utilities) improvements. Show fire hydrants, air valves, and any above ground facilities.				
2.	Provide separate plans for plan for electric, gas, telephone and Cable (dry utilities) improvements.				
3.	Utility General Notes or Typical Section a. Trench Backfill Detail b. One sack cement slurry backfill under existing paved structures, with 0.5' AC "T" trench cap. c. Provide on plan. Traffic Control/Detour/Phasing Plan must be submitted 10 days prior to the start of construction				
4.	Plans showing utility location(offset from centerline).				
5.	Profiles showing 30" min. cover, pipe size & types, slopes, manhole rim/invert elevations				
6.	Show fire hydrant, vaults and any above ground facilities on the plan.				
F. LANDSCAPE PLANS (PERMITS)					

No.	ITEM	1ST	2ND	3RD	REMARKS
1.	Fixed object and/or facilities placed in median require County Traffic Section approval.				
2.	Select only trees from the County's approved tree list.				
3.	Cut and fill slopes within the County's ROW shall have 3:1 or less				
4.	Provide a County approved and recorded Long Term Maintenance Agreement for landscape, irrigation and miscellaneous facilities installed in the public ROW				
5.	Show an installation detail of County approved tree 12" root barrier and stake with double 2" dia lodge wind-tie posts.				
6.	Provide traffic sight distance clearance at full plant maturity.				
7.	Special Community Districts and/or Committees specific landscape requirements; Provide Coastal Development Permit approval, in Coastal Zone.				
8.	Check County Setback policy for landscaping within recovery zone				
G. EROSION CONTROL PLANS (IF REQUIRED)					
1.	Provide for all Street Improvement Plans				
2.	Must show placement of facilities, specified location and erosion control basin calculations				
3.	Must have provisions to access erosion control facilities during wet weather				
4.	24-hour telephone number for emergency erosion control and name of specific individual with authority and responsibility for erosion control (show on plans)				
5.	Indicate how slopes will be protected				
6.	Add note to plans: Additional erosion control measures may be needed by the request of the County inspector during construction.				
7.	Construction Access, install rumble metal strips over layer of rocks				
H. STRUCTURES (DESIGN)					
1.	BRIDGE:				
a.	Soil foundation report				
b.	Structure Calculations				

No.	ITEM	1ST	2ND	3RD	REMARKS
	c. Bridge Plan				
	d. Adequate utility conduit (future use)				
2.	RETAINING WALL:				
	a. Soils letter with soils parameter				
	b. Structure Calculations				
	c. Plan and profile view of structure				
	d. All dimensions and elevations (top of wall, top of footings @25' o/c, and shown on the plan)				
	e. Steel placement shown on plan and elevation views				
	f. Fence and Guard Railing required (if applicable)				
	g. Water proofing of wall				
	h. French drain details with outlet shown				
	i. Graffiti proof treatment				
	I. HYDROLOGY AND HYDRAULICS CALCULATIONS (FLOOD CONTROL)				
1.	Be prepared on 8 1/2" x 11" or 11" x 17" sheets				
2.	Be securely bound and shall have durable covers. The front cover shall be marked with the name and discretionary permit number of the project.				
3.	Be prepared in a neat and logical fashion. Methods, formulas used, and results shall be clearly shown				
4.	Provide a topo map to scale showing drainage areas				
5.	Be signed and stamped by the Engineer of Work				
6.	Provide hydraulic calculations sizing facilities				
	a. PCC brow ditch (provide 1' free board)				
	b. Storm drain pipe				
	c. Inlets (Length & type)				
	1. Grated Inlets (not allowed in Public or Private streets) - assume the grate is 50% plugged for all calculations.				
	2. Sump location sized for 100 yr. storm with positive 100 yr. overland escape.				

No.	ITEM	1ST	2ND	3RD	REMARKS
	d. Curb & gutter				
	1. Residential street - (1) 10' wide lane open for Q_{10} ; 10 cfs max curb				
	2. Collector Street - (2) 10' wide lane open each direction for Q_{10} ; 10 cfs max				
	3. Major arterial - (2) lanes open at each direction for Q_{10} ; 10 cfs max				
	4. 10 cfs maximum in curb & gutter				
	5. Q_{25} maintained between curbs				
	6. Q_{100} maintained in the R-O-W or private street easement				
	e. Open channel flow				
	f. 100 year overland escape for sump area				
	g. Other				
	7. Conform to all other requirements of the County of Santa Barbara Flood Control for all matters pertaining to storm water drainage				
	J. STORM DRAIN PLANS (FLOOD CONTROL; WATER RESOURCES/ CLEAN WATER)				
	1. Plan view with stationing				
	2. Profile with pipe size, D-load or class of pipe, type of pipe and length shown				
	3. Hydraulic information and Energy grade lines shown on all facilities				
	4. Hydraulic data shown for all facilities				
	A. Q_{25} , Q_{100}				
	B. Velocity				
	C. Water Quality Design Volume or Flow Rate if required for Clean Water and hydrograph matching if required for hydromod control.				
	D. Hydrograph matching, (if required.)				
	5. Easement widths shown & adequate width for all storm drains (25' minimum width between building)				
	6. Show limits of flood plain on plans				
	7. Provide D-load table or calculations				
	8. Water tight joints specified for all pipe under pressure or pipe slope greater than 20 percent				

No.	ITEM	1ST	2ND	3RD	REMARKS
9.	Storm drain water picked up in curbs and median curb prior to super elevation transition				
10.	Provide slope anchors if $\geq 20\%$ slope				
11.	Retention: Basin design (if required) Flood Control to review and sign plans.				
12.	Adequate manhole spacing to clean and maintain the facility. Water tight manhole lids if pressure flow.				
13.	Concrete collar can be used only when grade break is 15 degree or less. Otherwise, use a cleanout.				
14.	Show manhole inlet/outlet invert 0.10' difference in elevation				
15.	Avoid under sidewalk drains. If used Provide 25' of infiltration area, (gravel or vegetation) swale prior to outlet into street (2 cfs and 2fps velocity maximum) allowed at outlet.				
16.	Manufacturer's data for all fabricated items not specified in the standard plans				
K. STREET IMPROVEMENT AND STRIPING PLANS (TRAFFIC)					
1.	Existing and proposed pavement delineation and striping plan provided				
2.	Construction notes for signing and striping				
3.	Show note on plan: Provide detour, traffic control and phasing plans 10 days prior to start of construction.				
4.	Provide (Caltrans) traffic signal plans and specs reference				
5.	Provide a centerline radius adequate for design speed (10 mph above posted speed limit) of the roadway. Provide adequate length of vertical curves.				
6.	Provide an adequate length of tangent between reversing curves				
7.	Review any sight distance problems. Driveways, intersections, street curves, and grading plan at intersections.				
8.	Guardrail provided, check slopes and fixed objects.				
9.	Street lights shown with adequate spacing.				

APPENDIX B- Flood Control / Water Resource Standard Details

Santa Barbara County Flood Control and Water Conservation District “Standard Conditions of Project Plan Approval”

<http://www.countyofsb.org/pwd/pwwater.asp?xid=3652>

County of Santa Barbara “Standard Conditions for Project Plan Approval – Water Quality BMPs”

http://www.sbprojectcleanwater.org/post_construction.html

SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

STANDARD CONDITIONS OF PROJECT PLAN APPROVAL

The following Standard Conditions list standards that apply to new development projects that fall under the Flood Control District's authority to review. It is neither intended as, nor does it establish, a legal standard for these functions. Special situations may call for variation from these conditions, subject to Flood Control District approval, or such other approval as may be specifically provided for. These Standard Conditions, as well as earlier versions, do not apply and have not applied to existing facilities, nor are they intended to imply that existing facilities need any improvements, unless the Flood Control District requires such improvements through development project approval.

General

1. All developments shall comply with all applicable requirements of the most current: (County codes may be viewed online at <http://bpc.iserver.net/codes/stbarb/>)
 - Santa Barbara County's Floodplain Management Ordinance (Santa Barbara County Code (SBCC) Chapter 15A, "Floodplain Management");
 - Santa Barbara County's Setback Ordinance (SBCC Chapter 15B, "Development Along Watercourses"); and
 - SBCC Chapter 24, "Offenses, Miscellaneous," Section 24-7, "Watercourses - Erecting buildings, etc., which obstruct flow prohibited."
2. The applicant shall provide a site plan of the proposed development showing the limits of the special flood hazard areas and base flood elevations as they appear on the most current Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM). Flood maps may be viewed online at <http://msc.fema.gov/>
3. The applicant shall provide a site plan of the proposed development showing the top of bank along those parts of a watercourse which are included within the areas of special flood hazard shown in the flood insurance rate maps and along those parts of a watercourse which lie between areas of special flood hazard on the same watercourse.
4. New development shall mitigate for increased runoff by directing drainage to an acceptable watercourse, improving downstream facilities, mitigating the increased runoff on-site, and/or as otherwise required by the Public Works Director. Runoff shall be conveyed safely to prevent erosion from slopes and/or channels. Natural drainage systems shall be utilized to the maximum extent practical. Disturbed slopes shall be vegetated with appropriate native or drought tolerant vegetation, permanent channel crossings shall be stabilized, and energy dissipaters such as riprap will be used at outlets of new storm drains, culverts, conduits or channels that enter unlined channels to minimize erosion potential.

5. Improvements may be required to intercept and convey off-site and on-site runoff through the project site to a District approved water course or drainage facility.
 6. Development located within the limits of floodplain/floodway as shown on the current FIRM may be required to process a conditional letter of map revision prior to map recordation or zoning clearance.
 7. All developments shall comply with all applicable requirements of the most current Standard Conditions for Project Plan Approval-Water Quality Best Management Practices, as administered by the Santa Barbara County Public Works Department, Project Clean Water.
 8. Development located within "Special Problems Areas" as defined in Article XIII of the Santa Barbara County Building Code may be subject to additional conditions of approval.
 9. Development located within the Repetitive Loss Zone as described in Board Resolution No. 92-138 and the Floodplain Management Plan may be subject to additional conditions of approval.
 10. Development located within the Orcutt Planning Area may be subject to Regional Drainage Impact Mitigation Fees, payable prior to map recordation or zoning clearance.
-

Design

1. The applicant submits the Grading and/or Improvement plans directly to the Flood Control District for plan check. A plan check fee deposit made payable to the Santa Barbara County Flood Control and Water Conservation District shall accompany the initial submittal. The plan check fee deposit shall be the amount as shown in the current District fee schedule. The Agreement for Payment of Plan Check Fees form is attached and is filled out by the applicant upon the initial submittal.
2. Hydrologic studies prepared by a California-licensed civil engineer shall be made of the watershed area contributing drainage to the project. Both calculations and clearly marked watershed maps shall be submitted at the plan check submittal for approval by the Public Works Director. Contributing areas shall be based on natural contours or an accepted master drainage plan. Drainage quantities shall be derived from considerations that include expected future development of the watershed, soil types, historical storm data and gradient of terrain. These considerations must receive approval by the Public Works Director. For most major channels, discharge rates will be supplied by the Public Works Director.
3. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Storm drains shall be constructed of at least Class III reinforced concrete pipe with a minimum diameter of 18" unless other materials, pipe classifications, or sizes are approved by the Public Works Director. When an existing culvert is to be extended and/or the grade changed, a concrete collar must be used.

9. Rainfall Intensity curves and Rainfall Coefficient vs. Rainfall Intensity curves incorporated into the District's "Program Rational-XL" shall be used in drainage design unless otherwise directed. Curves are downloadable at <http://www.countyofsb.org/pwd/water/downloads.htm>.
10. Projects shall be designed with a clearly defined permanent overland escape path (preferably a street) for storm runoff. The escape path shall be free of obstructions including and not limited to fencing, landscaping and sound walls. Downhill cul-de-sacs are discouraged as overland escape. Downhill sump cul-de-sacs shall have an improved dedicated overland escape.
11. The lowest finish floor elevation of all new structures shall be at least 2 feet above the 100-year water surface elevation. Graded lot pads with slab on grade foundations shall be at least 1.5 feet above the 100-year water surface elevation, with finish floor 2 feet above 100-year water surface elevation. Finish floor elevations may be increased if deemed necessary by the Public Works Director. Finish floor elevations shall be higher than the water surface elevations of the overland escape of adjacent streets, bridges and other obstructions.
12. Grading and improvement plans for drainage improvements signed by a California-licensed civil engineer shall include the following information:
 - a) The design energy and hydraulic grade lines shall be on the Improvement or Underground Storm Drain profiles. Junction losses are to be calculated by the pressure plus momentum theory.
 - b) The 100-year energy and hydraulic grade lines shall be shown on plans and profiles for open channel designs.
 - c) Hydraulic data shall be included on engineering plans for all drainage improvements including channels and pipes as required by the Public Works Director.
 - d) Storm drain center lines and drainage inlet locations shall be identified on the Grading Plans.
 - e) Hydraulic/hydrologic studies shall be prepared, signed and stamped by the California-licensed civil engineer who signs the improvement plans. The final, District-approved study shall be submitted to the District in hard copy and PDF format.
13. Detention basins are required by the District to reduce the post-development peak storm water runoff discharge rate as specifically defined below:
 - In all areas of the County of Santa Barbara, except New Cuyama
 - Other areas of the County if downstream facilities are determined by the Public Works Director to be inadequate.

Basins shall be designed to meet the following standards:

- a) Hydrologic/Hydraulic Analysis: The hydrologic/hydraulic analysis of detention basins shall be performed by a California-licensed civil engineer using a commercially available version of the Santa Barbara Urban Hydrograph method or District approved equivalent.

b) The following optional input parameters must be used with SBUH:

- Runoff Method: SBUH
- Pond Routing Method: Storage-Indication
- Rainfall Distribution: SCS 24-hour, Type I distribution
- Antecedent Moisture Condition: AMC II
- Hydrograph ordinate time increment: 0.10 hour
- Rainfall Amounts, 24-hour totals:

Area	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Buellton/Santa Ynez	2.83 in.	4.10 in.	4.93 in.	5.97 in.	6.72 in.	7.45 in.
Lompoc	2.20	3.17	3.82	4.62	5.20	5.76
Los Alamos	2.01	2.92	3.51	4.25	4.79	5.30
Sisquoc	1.89	2.74	3.30	3.99	4.49	4.98
South Coast	3.20	4.61	5.55	6.71	7.56	8.38
Santa Maria/Orcutt	1.81	2.62	3.15	3.81	4.29	4.76

- Hydrologic soil groups for areas within Santa Barbara County can be determined on-line at: <http://websoilsurvey.nrcs.usda.gov/app/>
- Curve numbers for hydrologic soil groups per Tables 2-2A through 2-2D (Runoff curve numbers) of “TR-55, Urban Hydrology for Small Watersheds,” published by USDA NRCS. TR-55 may be viewed on-line at: ftp://ftp.wcc.nrcs.usda.gov/downloads/hydrology_hydraulics/tr55/tr55.pdf
- Information on computing composite curve numbers to account for unconnected impervious areas and low-impact development (LID) design components is given in TR-55 and “Low-Impact Development Hydrologic Analysis” prepared by Prince George’s County, Maryland, a portion of which may be viewed online at: <http://www.countyofsb.org/pwd/water/derev.htm>

If LID design elements are considered in the hydrologic analysis of the project, those elements must be guaranteed to remain in place for the lifetime of the project. This guarantee must be demonstrated in the form of a written statement from the owner and/or inclusion in the development’s Covenants, Conditions and Restrictions.

- Basin data required to be submitted for District review includes:
 1. Basin input parameters listed above;
 2. Watershed map;
 3. Soil Survey Map/Hydrologic Soil Group for watershed, including copy of Soil Survey Map of subject property;

4. Specifics of proposed development (area, time of concentration, including time of concentration and composite curve number calculations);
5. Proposed basin geometry;
6. Proposed outlet works and resultant outlet works hydraulics;
7. Peak depth, peak outflow, peak storage;
8. Inflow volume, outflow volume;
9. Plotted inflow and outflow hydrographs.

c) Volume:

- Orcutt/Santa Maria and Vandenberg Village/Mission Hills: Basins shall be designed with:
 1. Not less than 0.07 acre feet per acre for residential developments or 0.10 acre feet per acre for commercial/industrial developments; and
 2. A gravity bleeder line that reduces storm water runoff (maximum outflow discharge) from a 25-year 24-hour storm event developed condition to 0.07 cubic feet per second per acre.
- Orcutt/Santa Maria, easterly of US 101: Basins shall be designed with:
 1. Not less than 0.07 acre feet per acre for residential developments or 0.10 acre feet per acre for commercial/industrial developments; and
 2. A gravity bleeder line that reduces storm water runoff (maximum outflow discharge) from a 100-year 24-hour storm event developed condition to 0.07 cubic feet per second per acre.
- Orcutt/Santa Maria, within areas of 'ineffective watershed' as shown on Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976: Due to the enormous volume of sumps located within the Ineffective Watershed Area (IFA), the IFA is considered to contribute no surface runoff to the surrounding area. Development proposed within areas of IFA shall be designed to not divert runoff from historical drainage patterns and in outflow discharge rates that do not exceed pre-development amounts.
- Greenhouses: Basins shall provide detention for the 2- through 100-year 24-hour storm events, where appropriate. Maximum outflow discharge rates of the post-development condition shall not exceed 75 percent of the calculated pre-development runoff.
- Santa Ynez Valley and South Coast: Basins shall provide detention such that the post-development peak storm water runoff discharge rate shall not exceed the pre-development rate for the 2-year through 100-year storm events.
- Other areas of the County: Basin volume standards will be determined on a case by case basis by the Public Works Director.

- d) All detention basins shall be free draining. Terminal basins (i.e. pumped basins) are not allowed.

- e) Above ground detention basins shall be designed to meet the following standards:
- Low flow drainage: The bottom of the basin shall have a positive-draining gradient flowing to the outlet with a gravel-backfilled filter fabric encased trench to capture nuisance flow runoff. The trench shall be of sufficient size considering the characteristics of the native soils.
 - Outflow Device: Outlet pipes shall be oversized (18 inch minimum) with an orifice restriction (if necessary) to limit outflow to the maximum outflow discharges listed above. Orifice restriction plates shall be removable for emergency situations. A removable trash rack shall be provided at the outlet. Orifice plates and trash racks shall be galvanized. Mounting hardware shall utilize stainless steel bolts.
 - Emergency Overflow: An emergency overflow spillway shall be sized for the peak 100-year 24-hour storm runoff. The spillway shall be engineered and shall be reinforced concrete and shall provide appropriate downstream energy dissipation. The spillway shall be designed with a minimum of 12 inches of freeboard above the 100-year 24-hour calculated spill water surface elevation.
 - Slopes: Maximum side slopes shall be four horizontal to one vertical on interior slopes and two horizontal to one vertical on exterior slopes. A District-approved soil cement core mix design, or a two sack slurry trench shall be required on all filled levee sections. A geotechnical engineering report shall be provided for all fill levee sections. The report shall address remedial grading, benching, and slope stability of the levee sections.
 - Access Ramp: A graded 16-foot wide maintenance access ramp shall be provided down into the basin near the outlet. A 16-foot wide commercial driveway approach shall be provided where curb and gutter front the maintenance ramp.
 - Fencing: On facilities to be dedicated to the Flood Control District, perimeter fencing (minimum height of 42 inches) shall be required on all basins exceeding two feet in depth or where interior side slopes are steeper than six horizontal to one vertical. A double eight-foot wide swing gate (16 feet total) shall be provided at the access ramp. Perimeter fencing on facilities to remain private is at the option of the applicant.
 - Landscaping: The Flood Control District shall review and approve of any proposed basin landscape plan. Landscape planting shall be selected to be as maintenance free as possible. No trees and /or shrubs are to be planted within 15 feet of the basin outlet. Floating objects such as railroad ties and landscape bark are not permissible.
 - Ownership, maintenance: Ownership of the basin and maintenance thereof is the responsibility of the owner/subdivider. A notarized Maintenance Agreement is required as described later in these conditions.

- f) Underground detention systems shall be designed to meet the following standards:
- **Application:** The use of underground detention systems will be allowed on certain projects at the discretion of the Flood Control District. There is no guarantee that underground systems will be accepted on every project. Projects under consideration must have suitable site topography, acceptable downstream conditions, and shall provide evidence that there is an appropriate entity in place to provide long term maintenance.
 - **Products/Materials:** The products/materials and installation of underground systems shall meet all applicable ASTM and AASHTO standards, at the discretion of Flood Control.
 - **Manufacturer Certification:** A letter or certification from the manufacturer stating that the product design meets their requirements and constraints shall be submitted to Flood Control. The Engineer of record who stamps the drawings still has overall responsibility for the design and functionality of the system.
 - **System Design:** Underground systems may be designed with an open bottom or as a closed system. Open bottom systems are encouraged for water quality benefits. However, no credit toward the required detention volume as a result of infiltration is allowed. The bottom slope of the chamber shall be taken into consideration while calculating the available volume of the system. Systems shall be oversized 10% above the calculated required volume, or shall provide 12" of freeboard above the maximum calculated water surface elevation.
 - **Geotechnical Authorization:** A letter from a registered Geotechnical Engineer shall be submitted to Flood Control for all open bottom systems, stating that the behavior of native soils will not be adversely impacted by the introduction of water into the soil.
 - **Underground systems using aggregate void space as storage volume** may account for the assumed or calculated void ratio multiplied by a factor of 0.75 as the available storage volume. Material lab testing may be required to verify the assumed void ratio. Systems utilizing aggregate void space as storage volume shall have a positive outlet, and shall use a geotextile filter to separate the aggregate material from the surrounding soils.
 - **Outflow Device:** All underground systems shall be free draining. Outlet pipes shall be oversized (12 inch minimum) with an orifice restriction (if necessary) to limit outflow to the maximum outflow discharges listed above. Orifice restriction plates shall be removable for emergency situations. Orifice plates shall be galvanized. Mounting hardware shall utilize stainless steel bolts.
 - **Emergency Overflow:** Underground systems shall be designed to overflow back onto the project site in the event of a blockage, rather than bypassing the system. Underground overflow weirs are not allowed. This will provide clear visual evidence of system failure and the need for maintenance, while protecting downstream properties from the additional overflows. Overflow onto the project site shall be designed not to affect any structures or utilities.
 - **Pretreatment:** All flows entering the underground system shall be pre-treated with an appropriate best management practice approved by Flood Control to filter out debris, trash, and sediments. Pretreatment chambers designed as part of the main underground storage chamber shall not be counted towards the overall volume

requirements of that system. Underground pretreatment units shall have physical accessibility for inspection and maintenance.

- Ownership, maintenance: Ownership of the underground system and maintenance thereof is the responsibility of the owner/subdivider. A maintenance plan shall be submitted, and a notarized Maintenance Agreement as described later in these conditions is required.
14. Drainage improvements proposed to be dedicated to Flood Control shall be shown on stand-alone improvement plan and profile sheets. (These sheets may be incorporated within the project's overall plan set.)
 15. Development located within V-zones (Coastal High Hazard Areas) shall follow the recommendations presented in the guidance document "Coastal Construction Manual" published by the Federal Emergency Management Agency. A registered civil engineer or architect shall certify that the design and methods of construction to be used are in accordance with said guidance document (http://www.fema.gov/pdf/rebuild/mat/fema499/hgcc_fact05.pdf).
 16. A completed Floodproofing Certificate for Non-residential Structures (FEMA Form 81-65, <http://www.fema.gov/pdf/nfip/manual200610/08cert.pdf>) is required for all such buildings located within a Special Flood Hazard Area.
 17. Encroachments in the regulatory floodway require a registered civil engineer to submit a "no-rise" certification stating that the encroachments would not result in any increase in flood levels within the community during the base flood discharge. See attachment for certification form.
 18. The Flood Control District shall review and approve of any proposed landscape plan.
 19. The District reserves the right to modify these conditions as site conditions warrant.

Prior to Final Map Recordation/Zoning Clearance

1. Dedication of real property for drainage within the subdivision shall be provided. Easements shall be dedicated on the Final Map or dedicated by a separate instrument. The Developer shall reimburse the District for all costs associated with easement processing and acceptance.
2. Drainage easements for off-site drainage conveyances shall be acquired and presented to Flood Control. A title report shall accompany these easements.
3. The Maintenance Agreement (Subdivider's or Owner's Agreement) shall be notarized and is a condition of approval for development. The agreement will be perpetual and will require the present and future owners of the property to be responsible for the construction, ownership and maintenance of the private drainage improvements of the development.

4. Electronic drawings in PDF format of the fully approved Grading and/or Drainage Plans, Improvement Plans, Landscaping Plans, and Final Map shall be submitted to the District on compact disc along with one set of signed prints of the same.
 5. A copy of the project's Conditions, Covenants & Restrictions for the Homeowners Association shall be submitted to the District for approval.
 6. Surety Bonds for drainage improvements in amounts approved by the Public Works Director shall be posted with the Public Works Department for work inside the public right-of-way and with the Planning & Development Department for work outside the public right-of-way.
 7. Pursuant to County Ordinance 4536, the developer must submit evidence that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including a §404 of the Federal Clean Water Act (33 U.S.C. 1334), a California Department of Fish and Game Streambed Alteration Agreement (1603) and a §401 Water Quality Certification from the Regional Water Quality Control Board. The developer's attention is directed to his obligation to obtain all City and County permits/approvals as required, as well as the approval of the underlining property owner(s) of record.
 8. Prior to issuance of Building Permits, any fill material required to elevate building pads above the 100-year base flood elevation shall be compacted to a minimum of 90% relative maximum density per ASTM D-1557, and observed and reported by a Registered Civil Engineer.
-

Construction

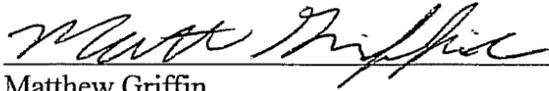
1. The developer shall obtain a Temporary Entry Permit from the District prior to construction of proposed improvements located within District right-of-way or interfacing with District facilities. A fee is required. The District shall be notified by the Contractor a minimum of two working days in advance of construction of this work. A note shall be placed on the plans to this effect.
2. The District will provide inspection of construction of proposed improvements that are to be dedicated to the District or that interface with District facilities. An inspection deposit is required. The District shall be notified a minimum of two working days in advance of this work. A note shall be placed on the plans to this effect.
3. The California-licensed civil engineer that signs the Grading and/or Improvement Plans shall be responsible for the inspection of proposed private drainage improvements and providing a Drainage Improvement Certification as described below. A note shall be placed on the plans to this effect.
4. During construction, if differing site conditions are encountered that materially affects the drainage improvements shown on the approved plans, the engineer of record shall submit

revised plans to the District for the District's review and approval prior to the construction of the work.

Close-out/Occupancy Clearance

1. Prior to occupancy clearance, the "Construction Record" drawings (both original mylars and by PDF format) shall be submitted by the engineer of record to the Santa Barbara County Flood Control and Water Conservation District of construction of proposed improvements that are to be dedicated to the District or that interface with District facilities. "Construction Record" drawings shall provide a complete and accurate record of all changes of construction from that shown in the approved plans and specifications.
 2. Prior to occupancy clearance, a Drainage Improvement Certification shall be required from the engineer of record. The District certification form (see attachment) requires that the California-licensed civil engineer certify that all drainage improvements (including but not limited to storm drains, drainage inlets, junctions, revetment, ditches, swales, channels and detention basins) were constructed in substantial conformance with the approved plans and specifications.
 3. Prior to occupancy clearance, a Project Summary Report that summarizes the hydrology and hydraulics, easement acquisitions and including reduced size plans shall be submitted to Flood Control in PDF format. Those projects that include improvements that are to be dedicated to the District or that interface with District facilities shall include actual construction costs and "construction record" drawings in electronic format as noted above.
 4. Prior to occupancy clearance, an Elevation Certificate (FEMA Form 81-31, <http://www.fema.gov/pdf/nfip/manual200610/08cert.pdf>) shall be submitted to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.
-

Standard Conditions of Approval Recommended by



1-26-2011

Matthew Griffin

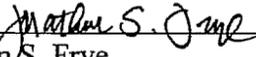
Date

Interim Engineering Manager

Santa Barbara County Flood Control & Water Conservation District; Water Resources Division

Santa Barbara County Public Works Department

Standard Conditions of Approval Approved and Adopted by



1-26-11

Jonathan S. Frye

Date

Interim Deputy Public Works Director

Santa Barbara County Flood Control & Water Conservation District; Water Resources Division

Santa Barbara County Public Works Department

Attachments:

- Agreement for Payment of Plan Check Fees
- Nomograph for determining Time of Concentration for agricultural areas
- Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976:
Ineffective Watershed Area (IFA)
- Floodway No-Rise Certification
- Drainage Improvement Certification

ATTACHMENTS

Agreement for Payment of Plan Check Fees

| Nomograph for determining Time of Concentration for agricultural areas

Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976:

Ineffective Watershed Area (IFA)

Floodway No-Rise Certification

Drainage Improvement Certification

Santa Barbara County Flood Control & Water Conservation District

Agreement for Payment of Plan Check Fees

Santa Barbara County Flood Control & Water Conservation District (hereinafter District) and

_____ (hereinafter APPLICANT) AGREE AS FOLLOWS:

1. APPLICANT has submitted to DISTRICT an application for _____
_____, Case # _____, (hereinafter PROJECT).

2. DISTRICT has set variable fees pursuant to Resolution No. 96-47. APPLICANT understands and agrees that Government Code §66451.2. authorizes DISTRICT to charge and collect reasonable fees for processing of tentative, final and parcel maps and for other procedures required or authorized by Government Code § 66451.2. or local ordinance.

3. APPLICANT and DISTRICT agree that because of the size, nature or scope of the proposed project, it is impossible to ascertain the full extent of the costs involved in processing the plan check upon initiation of case processing. APPLICANT and DISTRICT further agree that it is in the interest of the parties to permit payment of a deposit and to permit subsequent periodic billing and payment as charges are incurred. APPLICANT agrees s/he will be benefited by retaining greater cash liquidity and will pay only after costs are actually incurred. DISTRICT agrees it will be benefited through the greater certainty of recovering its full costs to process APPLICANT's plan check.

4. Therefore, pursuant to Resolution No. 96-47 APPLICANT shall pay an initial deposit, and if actual recorded costs plus administrative costs exceed the initial deposit, APPLICANT shall make periodic payments to DISTRICT to reimburse the DISTRICT for the processing of the plan check mentioned above. Such periodic payments shall be made within 30 days of the billing date. APPLICANT further agrees that failure to pay such accrued costs shall be grounds for plan checks not being considered complete for signature.

APPLICANT

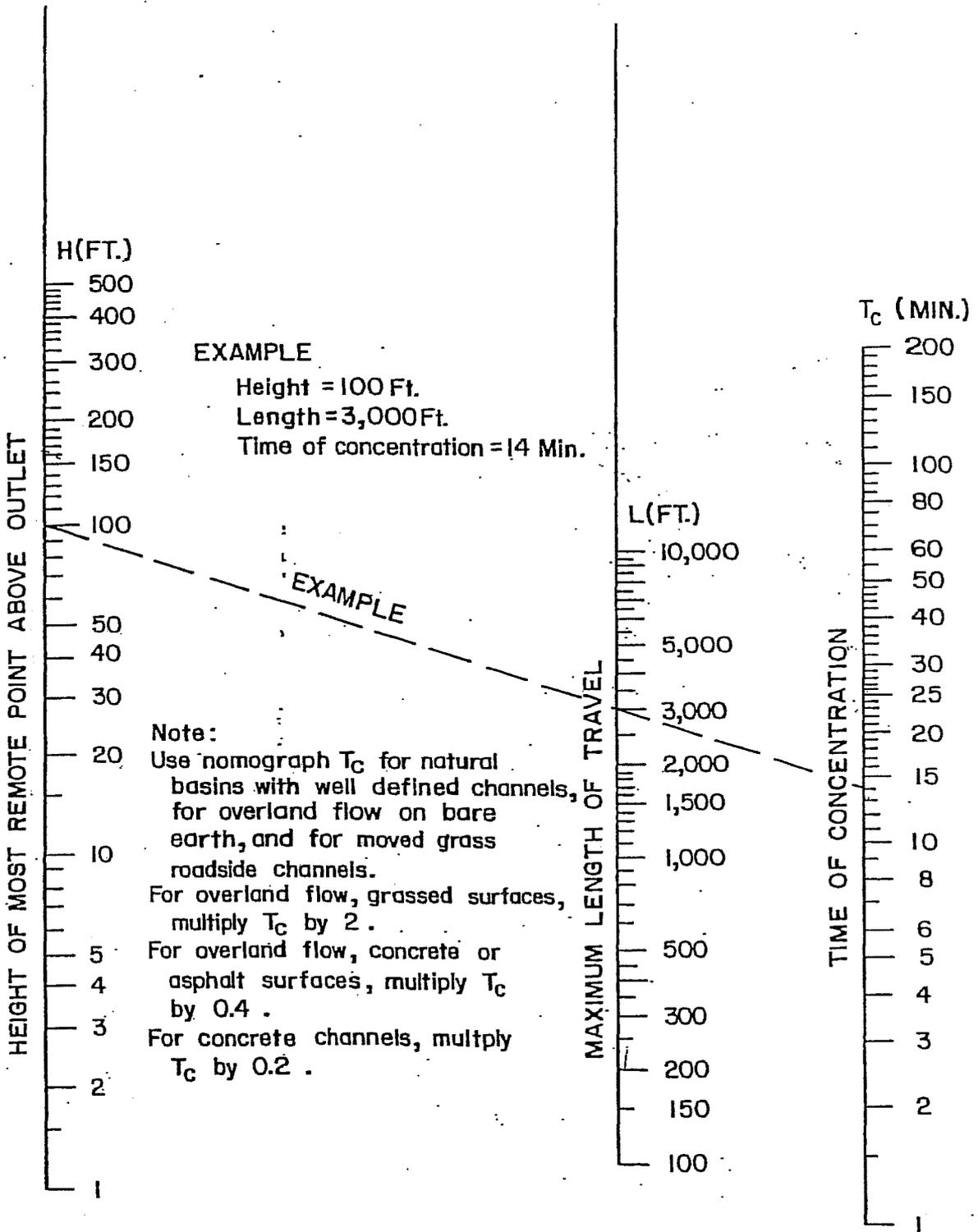
SANTA BARBARA COUNTY FLOOD
CONTROL & WATER CONSERVATION
DISTRICT

BY: _____

BY: _____

DATE: _____

DATE: _____



SANTA BARBARA COUNTY
 DEPARTMENT OF PUBLIC WORKS
 ROAD DIVISION

**TIME OF CONCENTRATION OF
 SMALL DRAINAGE BASINS**

**FIGURE
 3**



CERTIFICATION OF A "NO-RISE" DETERMINATION FOR A PROPOSED FLOODWAY DEVELOPMENT

Community Name

Development Name

Lot/Property Designation

Property Owner

I hereby certify that the proposed remedial measures, in combination with the property development designated above, will result in no loss of flow conveyance during the occurrence of the 1 percent annual chance of exceedence (100-year flood) discharge.

I further certify that the data submitted herewith in support of this request are accurate to the best of my knowledge, that the analyses have been performed correctly and in accordance with sound engineering practice, and that the proposed structural works are designed in accordance with sound engineering practice.

Date

Registered Professional Engineer

**SANTA BARBARA COUNTY FLOOD CONTROL
& WATER CONSERVATION DISTRICT**

DRAINAGE IMPROVEMENT CERTIFICATION

PROJECT NAME _____

TM/TPM# _____

DP/CP# _____

ADDRESS OF PROJECT _____

APN# _____

I, the undersigned California Registered Civil Engineer, hereby certify that I or my authorized agent have inspected the Drainage Improvements (including but not limited to storm drains, drainage inlets, junctions, revetment, ditches, swales, channels and detention basins) required for the approval of the above referenced Project and that the said Drainage Improvements were constructed in substantial conformance with the approved grading and/or Improvement Plans. Sufficient material tests, where applicable, have been taken to assure that Santa Barbara County standards/specifications have been met. Copies of material tests are attached as part of this certification.

DATED _____

SIGNATURE OF CIVIL ENGINEER

TYPED NAME OF CIVIL ENGINEERING/REG NO

FIRM OR COMPANY NAME

Seal

ADDRESS OF FIRM

SUBMIT COMPLETED FORM TO THE SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT PRIOR TO OCCUPANCY CLEARANCE REQUEST.

APPENDIX C – STANDARD DETAILS



**SANTA BARBARA COUNTY
DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION DIVISION**

STANDARD DETAILS

September 2011

SECTIONS

NUMBER

TITLE

1-000	GENERAL SPECIFICATIONS
2-000	TRENCH DETAILS INDEX
3-000	DRAINAGE DETAILS INDEX
4-000	CURB AND DRIVEWAY INDEX
5-000	SIDEWALKS AND RAMP INDEX
6-000	STREET SECTIONS INDEX
7-000	TRAFFIC CONTROL DETAILS
8-000	LANDSCAPING AND IRRIGATION INDEX

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

0-000

TABLE OF SECTIONS

REVISION DATES

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[Signature]
DIRECTOR OF PUBLIC WORKS

6/1/2011
DATE

GENERAL SPECIFICATIONS

NUMBER

TITLE

1-010

GENERAL STREET SPECIFICATIONS (SHEETS 1-2)

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

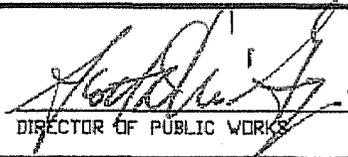
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GENERAL SPECIFICATIONS

REVISION DATES

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DIRECTOR OF PUBLIC WORKS

1/11/2011
DATE

1. COUNTY STANDARD PLANS AND SPECIFICATIONS SHALL INCLUDE THE CURRENT VERSIONS OF CALTRANS STANDARD PLANS AND SPECIFICATIONS AND APWA STANDARD PLANS AND SPECIFICATIONS FOR SOUTHERN CALIFORNIA. IF THERE IS A CONFLICT BETWEEN THESE STANDARD PLANS AND SPECIFICATIONS, THE COUNTY STANDARD DETAILS SHALL GOVERN ON COUNTY ROADS. CALTRANS PLANS SHALL HAVE PRECEDENCE OVER APWA PLANS UNLESS SPECIFICALLY STATED OTHERWISE.

2. CONSTRUCTION PLANS SHALL BE PREPARED IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS ENGINEERING DESIGN STANDARDS OR CURRENT CALTRANS STANDARD PLANS AND SPECIFICATIONS.

3. COMMENCEMENT OF CONSTRUCTION SHALL NOT BE AUTHORIZED UNTIL SUCH TIME THAT THE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS AND AN ENCROACHMENT PERMIT HAS BEEN ISSUED. THE 'DIRECTOR OF PUBLIC WORKS' SHALL BE INTERPRETED TO MEAN THE DIRECTOR OR HIS DESIGNATED REPRESENTATIVE(S) REFERRED TO HERE AS THE COUNTY ENGINEER.

4. INSPECTION BY THE COUNTY ENGINEER SHALL BE REQUESTED BY THE CONTRACTOR IMMEDIATELY PRIOR TO COMMENCING AND IMMEDIATELY AFTER COMPLETING EACH PHASE OF CONSTRUCTION.

5. UNLESS PRIOR AUTHORIZATION HAS BEEN GRANTED BY THE COUNTY ENGINEER, ALL VERTICAL DATUM SHALL BE BASED ON NAVD 88 DATUM, AND HORIZONTAL COORDINATES BASED ON NAD 83 DATUM.

6. THE STANDARD TEST FOR MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT SHALL BE ASTM D 1557 (CURRENT VERSION) METHOD 'A', 'B', OR 'C'. FIELD TEST FOR IN PLACE DENSITY AND MOISTURE CONTENT SHALL BE ASTM D 2922 AND D 3017 (CURRENT VERSIONS). TEST METHOD 'C' MAY BE MODIFIED TO ALLOW THE USE OF CALIFORNIA TEST METHOD 370 FOR DETERMINING MOISTURE CONTENT OF MINERAL AGGREGATE USING MICROWAVE OVENS.

7. WATER FOR COMPACTION AND DUST CONTROL SHALL BE MADE AVAILABLE BY THE CONTRACTOR. DUST AND EROSION CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AS DIRECTED BY THE COUNTY ENGINEER.

8. AN EROSION & SEDIMENT CONTROL PLAN OR A STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER IN ACCORDANCE WITH THE COUNTY GRADING CODE (CHAPTER 14 SBCC) OR WITH THE STATE CONSTRUCTION GENERAL PERMIT FOR DISCHARGES OF STORM WATER AS APPLICABLE.

9. TRENCH BEDDING AND BACKFILL FOR ALL STORM DRAINS, CULVERTS, AND UTILITY TRENCHING SHALL COMPLY WITH THE DETAILS OF SECTION 2.

10. ALL DRAINAGE FACILITIES SHALL COMPLY WITH THE STANDARDS OF SECTION 3.

11. ALL CURBS AND DRIVEWAYS SHALL COMPLY WITH THE STANDARDS OF SECTION 4.

12. ALL SIDEWALKS & RAMPS SHALL COMPLY WITH THE STANDARDS OF SECTION 5.

13. ALL ROAD PROFILES AND STRUCTURAL SECTIONS SHALL COMPLY WITH THE STANDARDS OF SECTION 6.

14. STREET NAME SIGNS, BARRICADES, TRAFFIC CONTROL AND TRAFFIC WARNING SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION 7 OF THESE STANDARD DETAILS AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ALL OF CURRENT DATE.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

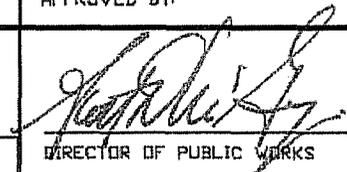
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1-010
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GENERAL STREET SPECIFICATIONS

REVISION DATES

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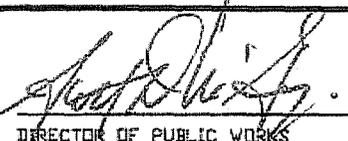

DIRECTOR OF PUBLIC WORKS

1/6/2011
DATE

15. UTILITIES CONSTRUCTED UNDERGROUND SHALL BE STUBBED OUT TO THE PROPERTY LINES AT EACH LOT, AT EACH TRACT LINE, AND AT THE END OF STUB STREETS OR THROUGH STREETS UNDER CONSTRUCTION. TRENCHES SHALL BE BACKFILLED, TESTED FOR COMPACTION, LEAK-TESTED, AND INSPECTED BY THE UTILITY COMPANY AND THE COUNTY ENGINEER BEFORE BASE, PAVING, AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

16. ASPHALTIC CONCRETE USED FOR PAVING AND A. C. DIKES SHALL BE MADE WITH A PERFORMANCE-GRADE ASPHALT AND AGGREGATE SORTED TO CALTRANS STANDARD SPECIFICATIONS, SECTION 39. THE MIX DESIGN SHALL BE APPROVED BY THE COUNTY ENGINEER PRIOR TO PLACEMENT. THE CALTRANS SPECIFICATIONS FOR MIXING, HAULING, SPREADING, AND COMPACTING SHALL BE STRICTLY FOLLOWED.

17. OVERLAY SECTIONS SHALL CONSIST OF 1/2" MAX AGGREGATE WITH MEDIUM GRADING. ASPHALT EMULSION SHALL BE APPLIED UNDER PAVEMENT REINFORCING FABRIC WHERE FABRIC IS SPECIFIED.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:					
1-010	GENERAL STREET SPECIFICATIONS	 DIRECTOR OF PUBLIC WORKS					
SHT 2/2				REVISION DATES <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>			

TRENCH DETAILS

<u>NUMBER</u>	<u>TITLE</u>
2-010	GENERAL TRENCH NOTES
2-020	PIPE BEDDING DETAILS
2-030	TRENCHES FOR EXISTING PAVED ROADS
2-040	TRENCHES FOR NEW ROADS
2-050	SHOULDER DETAILS

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

2-000

TRENCH DETAILS INDEX

REVISION DATE

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DIRECTOR OF PUBLIC WORKS

1/6/2011
DATE

(REFER TO 1-010 FOR ADDITIONAL NOTES)

1. CAL-OSHA AND OSHA CONSTRUCTION SAFETY ORDERS FOR TRENCH REQUIREMENTS SHALL BE MET FOR ALL TRENCH OPERATIONS.

2. TRENCHES SHALL BE EXCAVATED DEEP ENOUGH TO ASSURE AT LEAST 2.5' OF COVER FOR THE UNDERGROUND FACILITY. OVER-EXCAVATION MAY BE REQUIRED TO ACHIEVE A STABLE, EVEN FLOOR IN THE TRENCH, AND EXTRA BEDDING MATERIAL PLACED TO PROVIDE A SUITABLE FOUNDATION FOR THE FACILITY.

3. ALL TRENCH BEDDING MATERIAL SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS, SECTION 19-3.

4. NO PONDING, JETTING, OR FLOODING IS PERMITTED UNDER EXISTING ROADS. IN OTHER AREAS, SUCH METHODS MUST BE APPROVED BY THE COUNTY ENGINEER.

5. ALL UTILITIES SHALL BE INSPECTED, TESTED, AND VERIFIED TO THE COUNTY ENGINEER PRIOR TO PLACEMENT OF TRENCH BACKFILL. STREET IMPROVEMENT PLANS SHALL BE SIGNED BY THE UTILITY COMPANIES AND THE COUNTY FIRE DEPARTMENT.

6. WHERE A TRENCH CROSSES UNDER AN EXISTING UTILITY, THE CONTRACTOR MUST PROVIDE ADEQUATE SUPPORT AND AVOID ANY DISTURBANCE OF THE UTILITY. BACKFILLING MUST INCLUDE PREPARING A NEW BED FOR THE EXISTING UTILITY AND PERFORMING COMPACTION TESTS.

7. MAXIMUM DENSITY AND OPTIMUM MOISTURE TESTS MUST BE MADE FOR ALL BACKFILL AND BEDDING MATERIALS EXCEPT CEMENT SLURRY OR 3/4" WASHED CRUSHED ROCK.

8. FOR TRENCHES LESS THAN 6.0' DEEP AS MEASURED FROM FINISHED GRADE TO FLOOR, ONE COMPACTION TEST SHALL BE MADE FOR EACH 50' OF TRENCH. TESTS SHALL BE MADE AT VARIOUS DEPTHS OF BACKFILL.

9. FOR TRENCHES 6.0' OR MORE DEEP AS MEASURED FROM FINISHED GRADE TO FLOOR, TWO COMPACTION TESTS SHALL BE MADE FOR EACH 50' OF TRENCH. TESTS SHALL BE MADE AT VARIOUS DEPTHS OF BACKFILL.

10. EVERY LATERAL UTILITY TRENCH SHALL BE TESTED FOR COMPACTION AT THE SAME SCHEDULE AS THE MAIN TRENCH.

11. PAVING MATERIAL SHALL BE ASPHALTIC CONCRETE PER 1-010, NOTE 16. IT SHALL BE 6' THICK AFTER COMPACTION.

12. ASPHALT PAVING SHALL BE RESTORED WITH A 'FOG' SEAL IN CONFORMANCE WITH COUNTY SPECIFICATIONS FOR ITS 'FOG' SEAL PROGRAM OF CURRENT DATE. FOG SEALING SHALL EITHER BE: A) BONDED FOR AND COMPLETED AFTER SIX MONTHS AND PRIOR TO ONE YEAR FROM THE START OF THE WARRANTY PERIOD, OR B) A PAYMENT SHALL BE MADE TO THE COUNTY BASED ON THE COUNTY'S COST TO PERFORM THE FOG SEAL PLUS 15% FOR ADMINISTRATION AND INSPECTION. PAYMENT SHALL BE MADE PRIOR TO THE ENCRDACHMENT PERMIT ISSUANCE.

13. WHERE ASPHALT IS SHOWING SIGNS OF DAMAGE OR WEAR, THE COUNTY ENGINEER MAY REQUIRE A TYPE II SLURRY SEAL INSTEAD OF 'FOG' SEAL.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

2-010

GENERAL TRENCH NOTES

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 - 1/1/2011
DIRECTOR OF PUBLIC WORKS DATE

NOTES: (REFER TO 2-010 FOR ADDITIONAL NOTES)

1. TRENCH WIDTH SHALL BE SUFFICIENT TO FULLY ENCLOSE THE PIPE AND ALLOW COMPACTION TESTING AT THE SPRING LINE.

2. BEDDING MATERIAL FOR UTILITY TRENCHES SHALL MEET THE STANDARDS OF THE UTILITY COMPANY INVOLVED.

3. BEDDING MATERIAL FOR HDPE, RCP AND CMP SHALL FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. FILL MUST BE PLACED IN LIFTS NO LARGER THAN 8" TO FACILITATE COMPACTION. FOR CMP PIPE, THE BEDDING MATERIAL SHALL BE TESTED FOR A NEUTRAL pH.

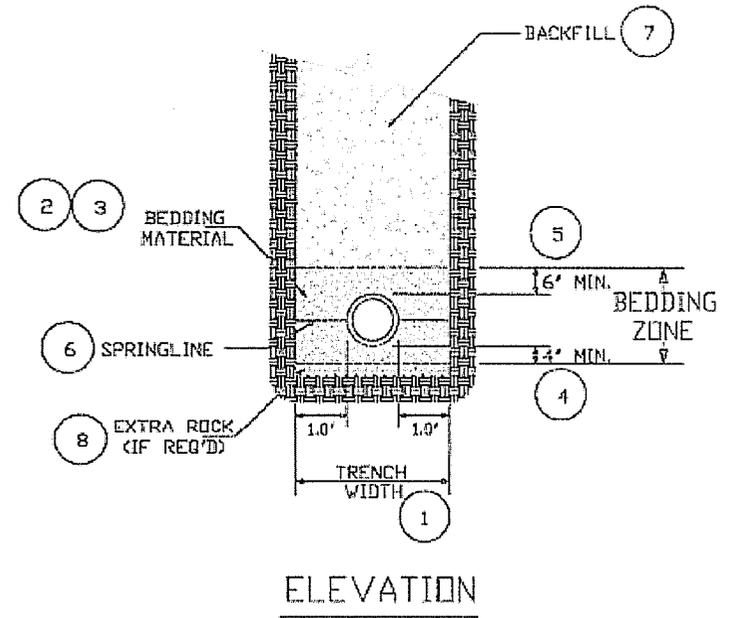
4. THE THICKNESS OF THE LAYER OF BEDDING UNDER THE PIPE SHALL BE AT LEAST 4" OR 10% OF THE PIPE DIAMETER, WHICHEVER IS LARGER.

5. BEDDING MATERIAL SHALL COMPLETELY COVER THE PIPE TO A MINIMUM HEIGHT OF 6" AFTER COMPACTION.

6. CARE MUST BE TAKEN TO PLACE THE BEDDING EVENLY UNDER THE LENGTH OF THE PIPE TO ASSURE ADEQUATE SUPPORT. COMPACTION TESTING IS REQUIRED AT THE SPRINGLINE OF THE PIPE WHEN SAND IS USED AS BEDDING MATERIAL.

7. BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF SBCD STD 2-030 AND 2-040

8. SEE NOTE 2 ON 2-010



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

2-020

PIPE BEDDING DETAILS

REVISION DATES

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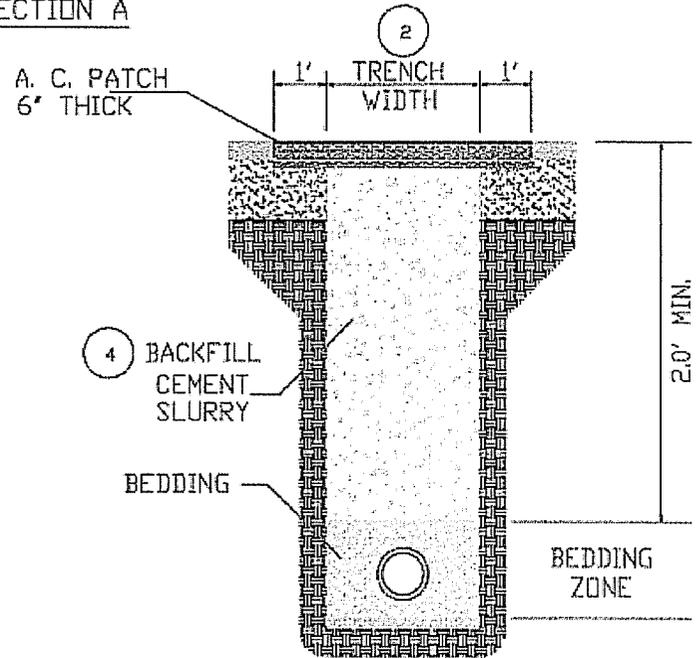
DIRECTOR OF PUBLIC WORKS

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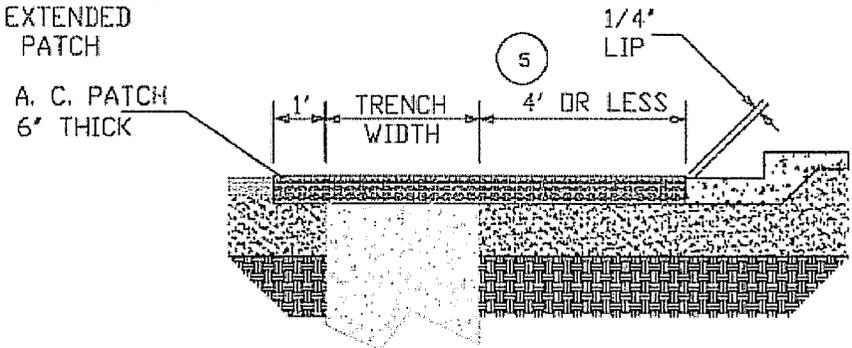
NOTES: (REFER TO 2-010 FOR ADDITIONAL NOTES)

1. ALL TRENCH WORK ON EXISTING PAVED ROADS SHALL COMPLY WITH THIS STANDARD.
2. PAVEMENT SHALL BE SAW CUT 2' WIDER THAN THE WIDTH OF THE TRENCH PRIOR TO EXCAVATION. RECUT MAY BE NEEDED WHERE TRENCH EDGE IS NOT SOLID AS DETERMINED BY THE COUNTY ENGINEER.
3. BEDDING DETAILS SHALL COMPLY WITH SBCO STD 2-020.
4. BACKFILL MATERIAL UNDER EXISTING ROADS SHALL BE SLURRY CEMENT MEETING CALTRANS STANDARD SPECIFICATIONS, SECTION 19, FOR MATERIALS AND SHALL BE MIXED WITH 1 SACK OF CEMENT PER CUBIC YARD.
5. IF THE EDGE OF THE TRENCH IS WITHIN 4' OF THE EXISTING EDGE OF PAVEMENT (EP), THE SAWCUT SHALL BE MADE AT THE EP OR GUTTER AS SHOWN IN SECTION B.

SECTION A



SECTION B
EXTENDED
PATCH



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

2-030

TRENCHES FOR EXISTING PAVED ROADS

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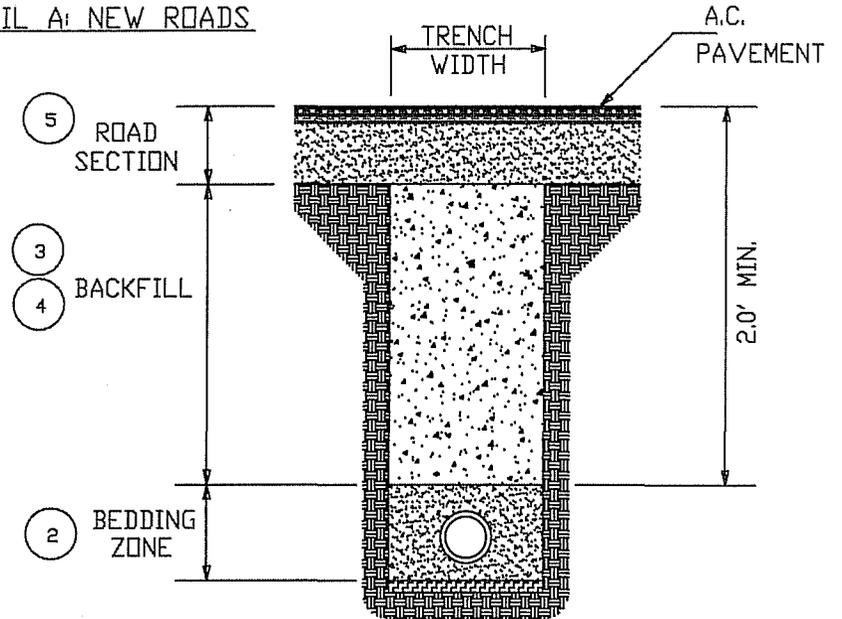
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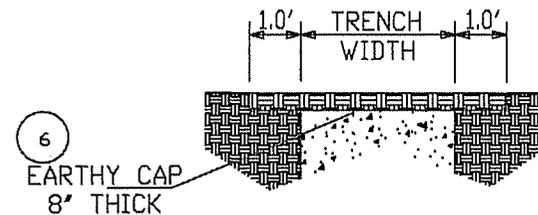
NOTES (REFER TO 2-010 FOR ADDITIONAL NOTES)

1. ALL TRENCH WORK FOR NEW ROADS AND FOR SHOULDERS WITHIN 3.0' OF PAVEMENT SHALL COMPLY WITH THIS STANDARD.
2. BEDDING DETAILS SHALL COMPLY WITH SBCD STD. 2-020.
3. TRENCH BACKFILL SHALL BE NATIVE, IMPORT, OR A MIXTURE OF THE TWO, FREE OF ORGANIC MATTER AND DEBRIS, AND WITH NO ROCKS OR CLUMPS LARGER THAN 3' WITH A SAND EQUIVALENT VALUE OF 20 OR GREATER.
4. BACKFILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
5. REFER TO SECTION 6 FOR THICKNESS OF THE ROAD SECTION
6. EARTHY MATERIAL SHALL MEET THE REQUIREMENTS OF SBCD STD. 2-050.

DETAIL A: NEW ROADS



DETAIL B: SHOULDER AREAS



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

2-040

TRENCHES FOR NEW ROADS

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NOTES: (REFER TO 2-010 FOR ADDITIONAL NOTES)

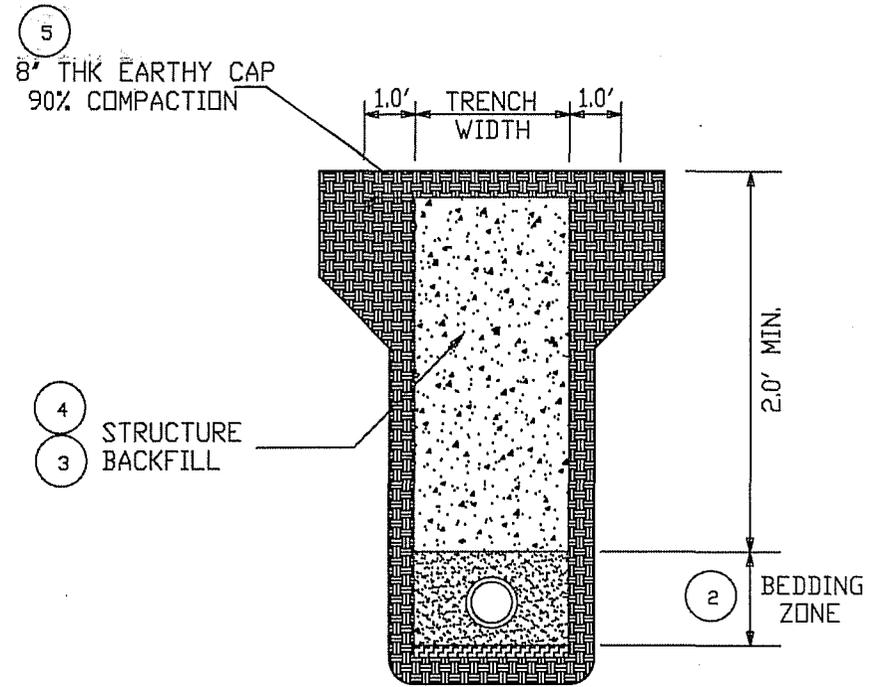
1. TRENCHES ON SHOULDER AREAS MORE THAN 3' FROM EDGE OF PAVEMENT SHALL COMPLY WITH THIS STANDARD.

2. BEDDING DETAILS SHALL COMPLY WITH SBCD STD. 2-020.

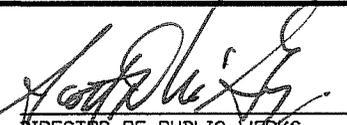
3. STRUCTURE BACKFILL SHALL BE NATIVE, IMPORT, OR A MIXTURE OF THE TWO, FREE OF ORGANIC MATTER AND DEBRIS, AND SE GREATER THAN 20, AND WITH NO ROCKS OR CLUMPS LARGER THAN 3'.

4. BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION TO THE DEPTH OF THE BEDDING ZONE.

5. MATERIAL FOR THE EARTHY CAP SHALL BE SIMILAR TO STRUCTURE BACKFILL BUT WITH A CLAY CONTENT SUFFICIENT TO MAKE IT IMPERMEABLE AFTER COMPACTION TO 90% RELATIVE DENSITY.

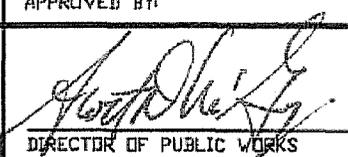


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COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION				APPROVED BY:	
2-050	SHOULDER DETAILS	REVISION BOX		 DIRECTOR OF PUBLIC WORKS	
				1/4/2011 DATE	

DRAINAGE FACILITIES DETAILS

<u>NUMBER</u>	<u>TITLE</u>
3-010	GENERAL DRAINAGE FACILITIES NOTES
3-020	OPEN CURB DROP INLETS
3-050	TYPE C DROP INLETS (SHEETS 1-2)
3-060	SIDEWALK UNDERDRAINS (SHEETS 1-3)
3-080	STORM DRAIN MANHOLES
3-115	CONCRETE COLLARS FOR STORM DRAINS

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:				
3-000	DRAINAGE DETAILS INDEX	 DIRECTOR OF PUBLIC WORKS				
	REVISION DATES <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>					

(REFER TO 1-010 FOR ADDITIONAL NOTES)

1. REFER TO SECTION 4 FOR CURB AND GUTTER STANDARDS AND TO SECTION 5 FOR SIDEWALK DETAILS.

2. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR DRAINAGE STRUCTURES SHALL MEET THE REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS, SECTION 90, CLASS 2 WITH 25% FLYASH.

3. UNLESS OTHERWISE NOTED, REINFORCING STEEL FOR DRAINAGE STRUCTURES SHALL MEET THE REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS, SECTION 52.

4. UNLESS OTHERWISE NOTED, STRUCTURAL DETAILS SHALL FOLLOW THE APWA STANDARD PLANS SECTION 3 AS APPROPRIATE.

5. STRUCTURES NOT COVERED BY APWA AND STRUCTURAL ELEMENTS FURNISHED BY OTHERS SHALL BE APPROVED BY THE COUNTY ENGINEER.

6. STORM DRAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF APWA STANDARD SPECIFICATIONS OF CURRENT DATE AND SHALL BE OF THE CLASS, TYPE AND STRENGTH INDICATED ON THE PLANS. THE CONTRACTOR SHALL SUBMIT TO THE COUNTY ENGINEER CERTIFICATES OF COMPLIANCE AND STRENGTH TESTS FOR STORM DRAIN PIPE PRIOR TO ITS INSTALLATION.

7. STORM DRAIN PIPES FLOWING UNDER PRESSURE OR WITH A SLOPE GREATER THAN 20% SHALL BE PROVIDED WITH WATER-TIGHT JOINTS. PIPES WITH A SLOPE OF 20% OR MORE SHALL ALSO BE PROVIDED WITH SLOPE ANCHORS.

8. ALL HDPE PIPES SHALL HAVE WATER-TIGHT JOINTS PER ASTM D3212 FOR LESS THAN 54 IN DIAMETER, AND BE SEAL-TESTED PER ASTM C-1103 OR F-1417.

9. FOR ASPHALT PAVING AND DIKES, REFER TO 1-010, NOTE 16.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

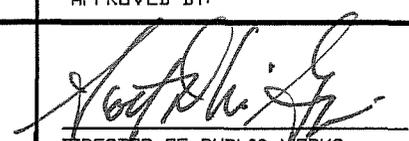
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3-010

GENERAL DRAINAGE FACILITIES NOTES

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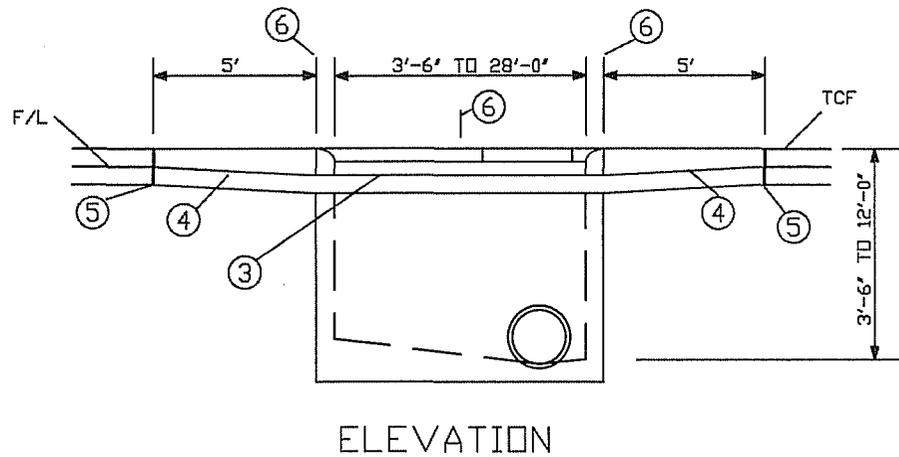
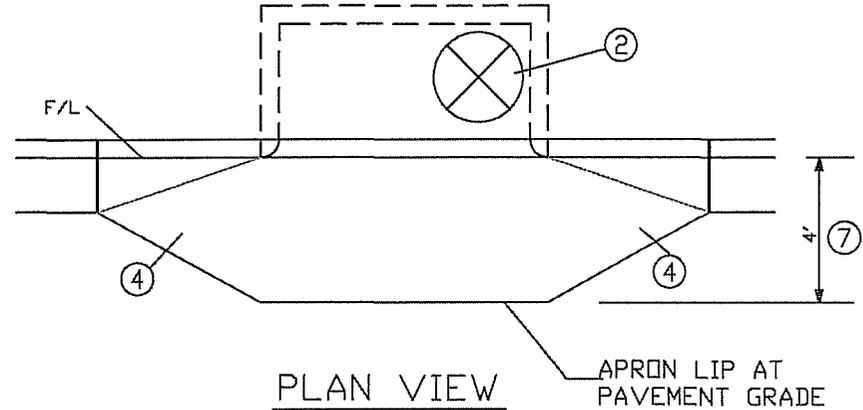
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DATE

NOTES: (REFER TO 3-010 FOR ADDITIONAL NOTES)

1. FOR AN OPEN CURB DROP INLET OF THE SIZE INDICATED, THE APWA STANDARD PLAN 313 CASE 'F' SHALL BE FOLLOWED WITHOUT GRATE. FOR OTHER SIZES, REFER TO THE PROJECT PLANS.
2. STANDARD MANHOLE COVERS 24" OR LARGER SHALL BE PLACED NEAR THE OUTLET AND OVER A SERIES OF STEPS PER APWA STANDARD PLANS SECTION 3.
3. THE FLOWLINE AT THE CURB OPENING SHALL BE DEPRESSED 3" AND SET BACK 1' FROM THE FLOWLINE TO MATCH CURB STANDARD 4-030.
4. GUTTER TRANSITIONS ON EACH SIDE OF THE INLET SHALL DEPRESS THE FLOWLINE ELEVATION AS NEEDED OVER A LENGTH OF 5'. THE TRANSITIONS SHALL ALSO TAPER FROM THE GUTTER LIP TO THE APRON LIP 4' MIN OUT FROM THE FLOW LINE.
5. EXPANSION JOINTS 1/4" THICK SHALL BE PLACED AT THE OUTSIDE ENDS OF THE TRANSITION CURBS. THE JOINTS SHALL EXTEND ACROSS THE SIDEWALK, CURB, AND GUTTER.
6. WEAKENED-PLANE JOINTS 1-1/2" DEEP SHALL BE PLACED IN THE TOP SLAB AT THE ENDS OF THE BASIN AND AT 10' INTERVALS ALONG THE LENGTH OF THE BASIN. THE JOINTS SHALL EXTEND ACROSS THE SIDEWALK, CURB, AND GUTTER.
7. THE GUTTER APRON SHALL BE SLOPED TO DAYLIGHT AT STREET GRADE 4' MIN FROM THE FLOWLINE FOR THE ENTIRE LENGTH SHOWN.



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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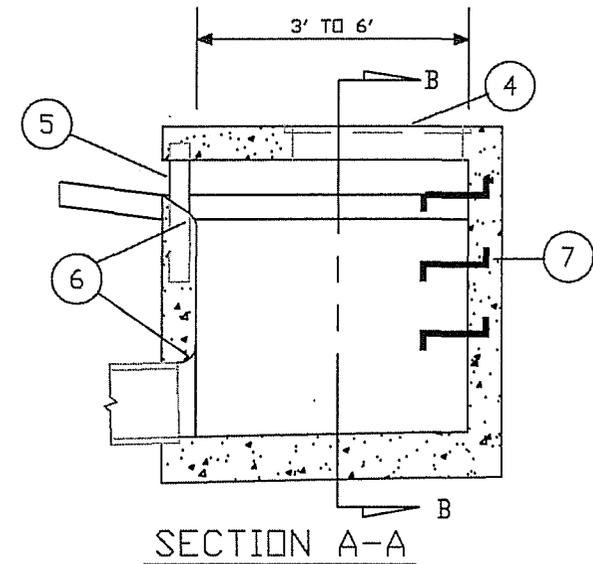
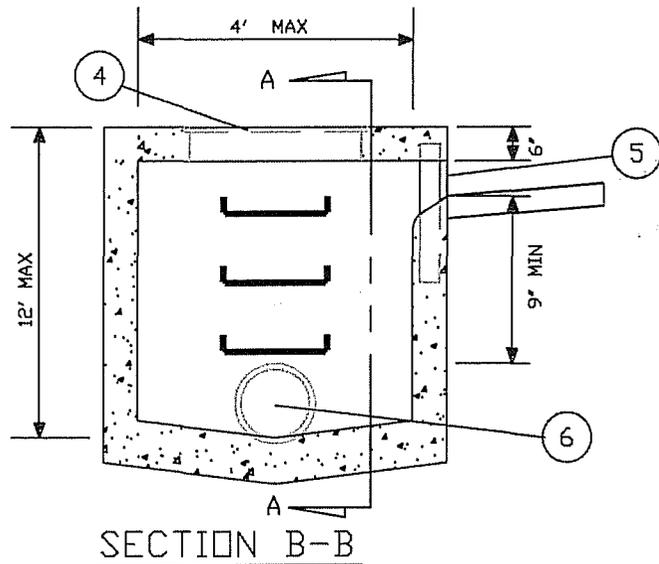
3-020

OPEN CURB DROP INLET

REVISION DATES

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1/4/2011
DATE



NOTES: (REFER TO 3-010 FOR ADDITIONAL NOTES)

1. TYPE C INLET BASIN SHALL BE PROVIDED WITH A WINDOW ON UP TO FOUR SIDES TO RECEIVE STORMWATER. WHEN THE WINDOW GAP IS MORE THAN 6" HIGH, HORIZONTAL TRASH BARS OF 3/4" GALV. PIPE SHALL BE PROVIDED AT 6" MAX SPACINGS.

2. FOR BASINS LARGER THAN SHOWN, SPECIAL DESIGNS SHALL BE PROVIDED ON THE PROJECT PLANS.

3. FOR CONCRETE THICKNESS AT THE SIDES, FLOOR, AND TOP AND FOR REINFORCEMENT, SEE APWA 309 CATCH BASIN DETAILS.

4. A 24" OR LARGER MANHOLE FRAME AND COVER SHALL BE PROVIDED WITH EXTRA REINFORCEMENT AS SHOWN IN THE APWA DETAILS.

5. THE OPEN WINDOW CORNER SHALL BE PROVIDED WITH A 3" GALV PIPE SUPPORT 18" LONGER THAN THE VERTICAL OPENING. THE PIPE IS TO BE SLOTTED AND WELDED TO THE REBAR BOTH TOP AND SIDE.

6. THE OUTLET PIPE SHALL BE PLACED AT THE MIDPOINT OF THE WALL WITH ENTRANCE ROUNDED TO 3" RADIUS.

7. WHEN THE HEIGHT IS GREATER THAN 3.5', STEPS SHALL BE PROVIDED AT 12" INTERVALS PER APWA.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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3-050

TYPE C DROP INLET

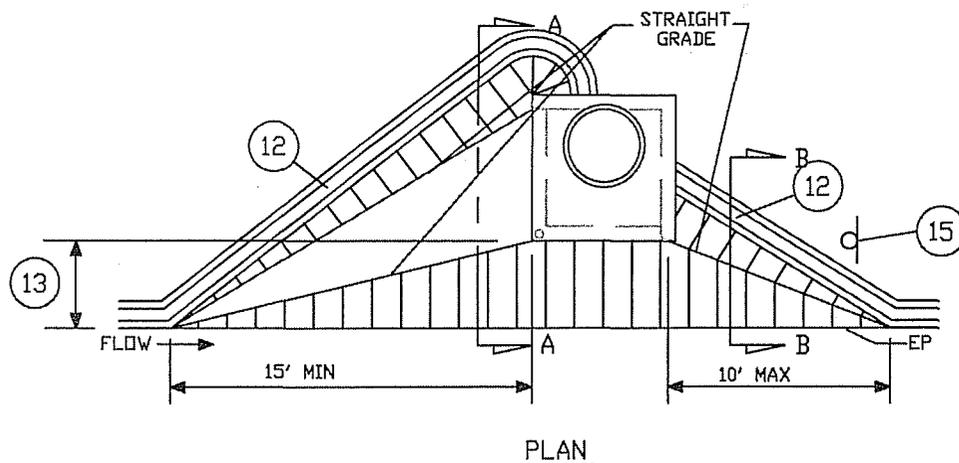
SHT 1/2

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Scott M. G.
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1/1/2011
DATE



PLAN

NOTES: (REFER TO 3-010 FOR ADDITIONAL NOTES)

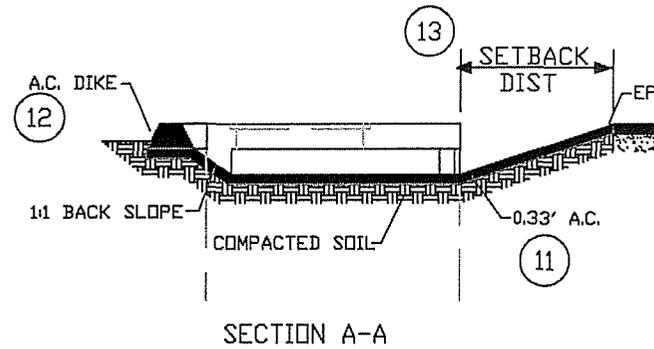
8. THE TYPE C CATCH BASIN SHALL HAVE AN OPEN INLET ON AT LEAST 2 SIDES.

9. THE APRON ON THE APPROACH SIDE SHALL BE AT LEAST 15' AND ON THE DOWNSTREAM SIDE SHALL BE AT A MAXIMUM OF 10' WHERE THE BASIN IS A SUMP, BOTH APRONS SHALL BE 15' MINIMUM.

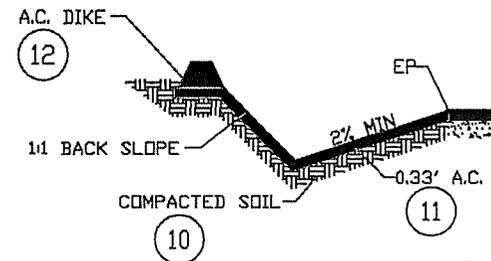
10. THE APRONS SHALL BE PAVEMENT OVER COMPACTED, STERILIZED NATIVE SOIL. IF THE SOIL WILL NOT COMPACT TO 90% MAXIMUM DENSITY, 6" OF CLASS 4 BASE SHALL BE PLACED AND COMPACTED BEFORE PAVING.

11. PAVEMENT SHALL BE ASPHALT CONCRETE 4" THICK, OR 4" OF CALTRANS CLASS 3 CONCRETE REINFORCED WITH 6x6 WIRE MESH OVER SOIL, OR 4" OF REINFORCED SHOTCRETE OVER SOIL.

12. APRONS SHALL BE EDGED WITH A CALTRANS TYPE 'A' A.C. DIKE.



SECTION A-A



SECTION B-B

13. ON RURAL ROADS WITHOUT CURBS, THE SET-BACK DISTANCE FROM THE EP SHALL BE 7' OR GREATER AS RECOMMENDED BY THE CURRENT AASHTO ROADSIDE DESIGN GUIDE.

14. WHERE RIGHT-OF-WAY LIMITS WILL NOT ALLOW THE REQUIRED SET-BACK, A PLAN FOR THE PROPOSED DROP INLET BASED ON THE AASHTO ROADSIDE DESIGN MANUAL SHALL BE APPROVED BY THE COUNTY ENGINEER. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED.

15. REFLECTIVE OBJECT MARKER PER CAL-MUTCD.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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3-050
SHT 2/2

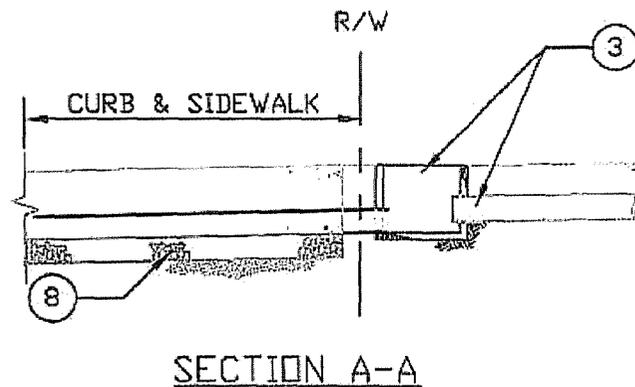
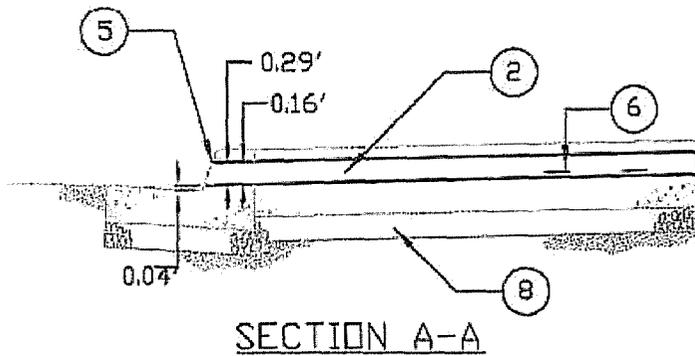
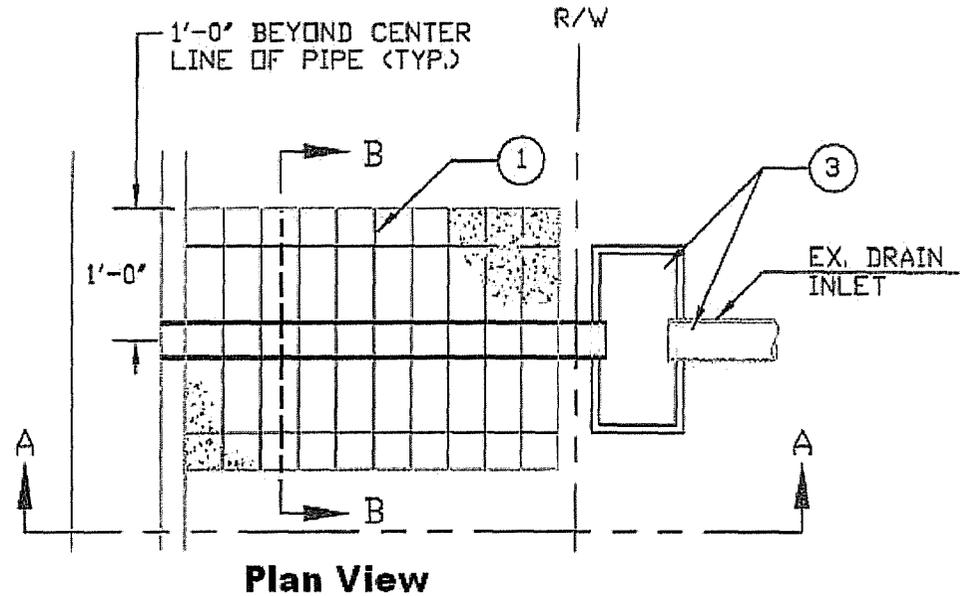
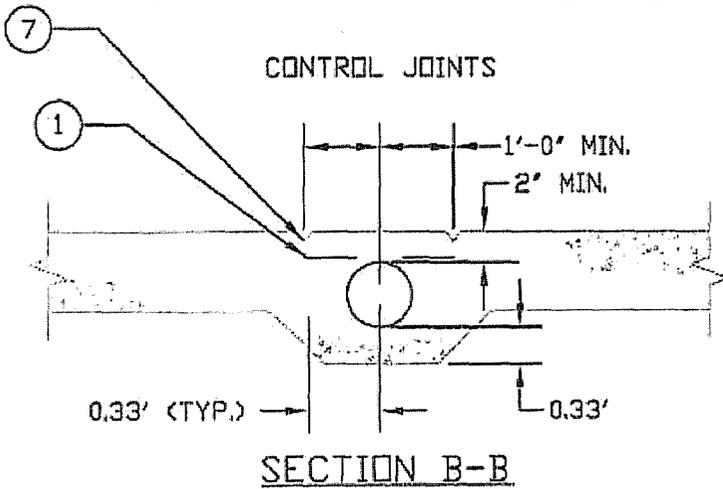
TYPE C DROP INLET

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1/4/2011



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

3-060
SHEET 1/3

SIDEWALK UNDERDRAIN
WITH PIPE

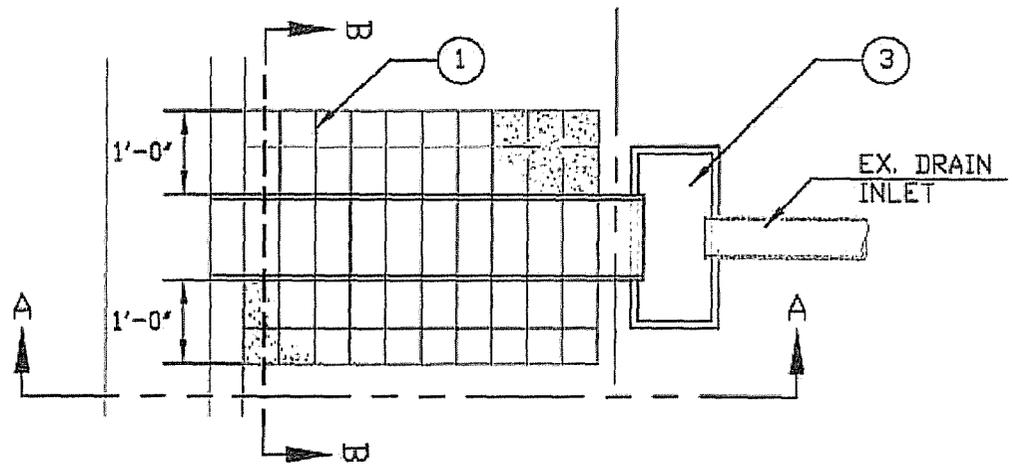
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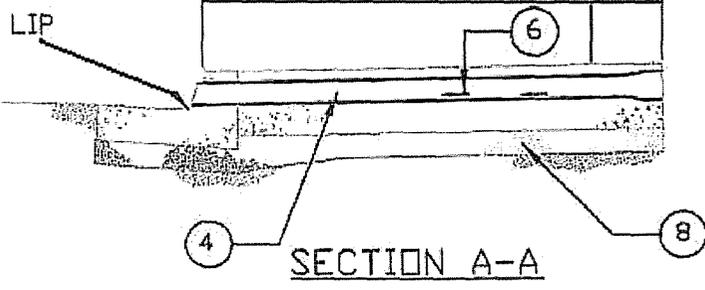
4/1/2011
DATE

Plan View

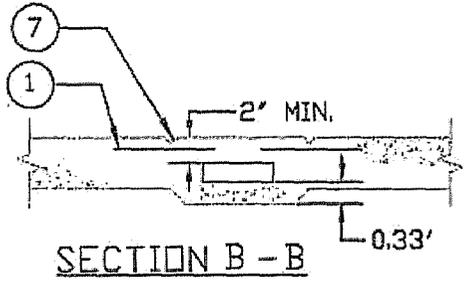
R/W



SIDEWALK WIDTH VARIES 12'

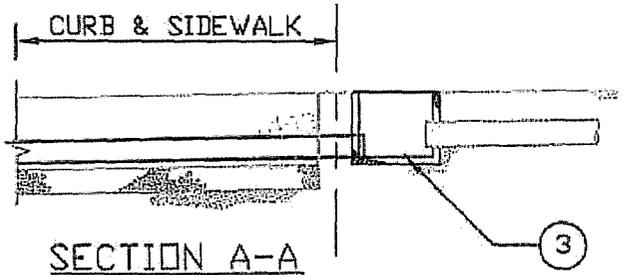


SECTION A-A



SECTION B-B

R/W



SECTION A-A

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

3-060
SHEET 2/3

SIDEWALK UNDERDRAIN
RECTANGULAR

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1. 6 IN. X 6 IN. SPACING GALVANIZED MESH SHALL EXTEND 1'-0" BEYOND CENTERLINE OF PIPE OR SHALL EXTEND 1'-0" BEYOND OUTER EDGE OF RECTANGULAR CAST IRON CONDUIT.
2. 3" PVC PIPE SCHEDULE 40 (MINIMUM) OR APPROVED EQUAL OR BETTER, PIPE SLOPE SHALL BE 2% AND SHALL BE PARALLEL WITH SIDEWALK SURFACE AND CENTERED ON CONTROL JOINTS.
3. WHEN A DRAIN PIPE FROM A PROPERTY OWNER IS LARGER THAN 3" DIA., A CLEANOUT BOX SHALL BE USED UPSTREAM OF THE SIDEWALK DRAIN AND OUTSIDE OF THE COUNTY'S RIGHT-OF-WAY. NOTE: WHEN A SINGLE 3" MINIMUM SIZE PIPE IS USED BY THE PROPERTY OWNER, A CLEANOUT BOX IS NOT REQUIRED.
4. 3"x12.5" (MAXIMUM) RECTANGULAR CAST IRON CONDUIT- ALHAMBRA, A-470, OR APPROVED EQUAL.
5. CORING FACE OF CURB SHALL BE REQUIRED. NOTE: CORING IS REQUIRED WHEN MONOLITHIC POUR IS NOT PROVIDED. DRY PACK GROUT AROUND PIPE TO FILL THE GAP.
6. MAXIMUM ONE DRAIN PER SITE, MAXIMUM OF 2 CUBIC FEET PER SECOND (FLOW RATE) AND 2 FEET PER SECOND (VELOCITY) MAXIMUM ALLOWED AT OUTLET.
7. DEEP CONTROL JOINTS AT LOCATION SHOWN.
8. 4" COMPACTED CLASS II BASE, 90% RELATIVE COMPACTION OR APPROVED NATIVE.

OTHER NOTES:

UNDERDRAIN SHALL NOT BE WITHIN 5' OF A DRIVEWAY APRON OR CURB RETURN.

IF SIDEWALK REMOVAL IS REQUIRED, A FULL PANEL SHALL BE REPLACED JOINT TO JOINT.

SUBGRADE SHALL BE EXCAVATED SO THAT 4 INCHES OF CONCRETE WILL BE UNDER THE DRAIN AND A MINIMUM OF 2 INCHES OF CONCRETE COVERAGE.

CONCRETE SHALL BE CALTRANS CLASS 3 OR BETTER WITH 25% FLY-ASH.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

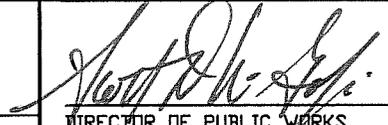
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3-060
SHEET 3/3

SIDEWALK UNDERDRAIN

REVISION DATE

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4/1/2011
DATE

NOTES: (REFER TO 3-010 FOR ADDITIONAL NOTES)

1. STRUCTURAL DETAILS SHALL FOLLOW APWA STANDARD PLANS, SECTION 3 AS APPROPRIATE FOR THE DEPTH AND LINE SIZES. CERTIFIED PRE-CAST ELEMENTS MAY BE USED WITH AN APPROVED SUBMITTAL. FOR ELEMENTS TO BE CAST IN PLACE, ALL CONCRETE SHALL BE CALTRANS CLASS 2 WITH 25% FLYASH.

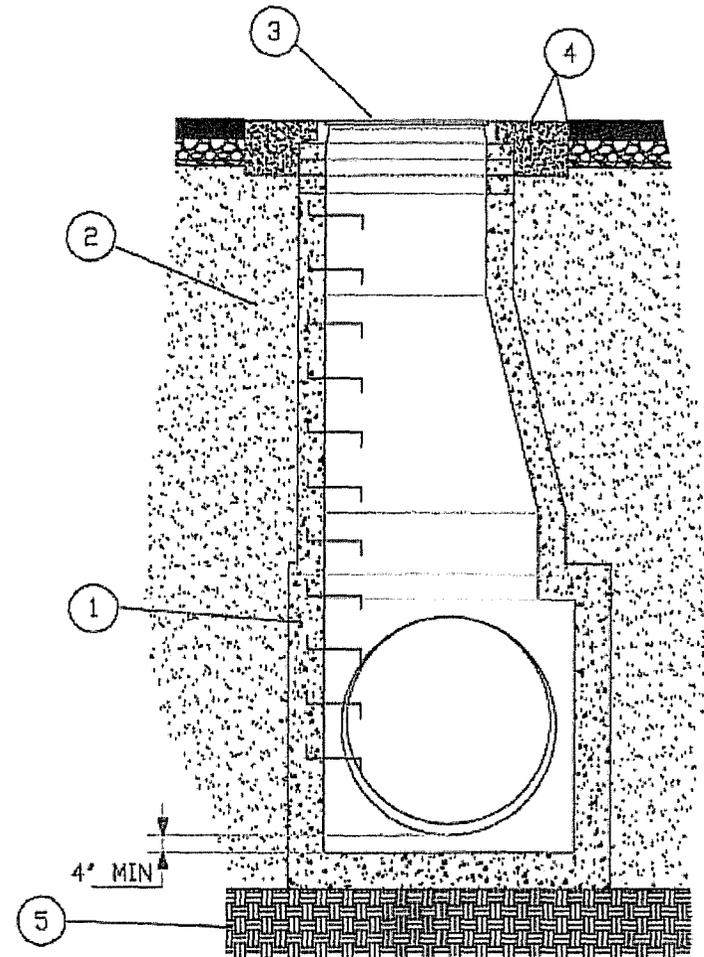
2. TRENCH BACKFILL COMPACTED TO 95% OF MAXIMUM DENSITY MAY BE USED FOR FOUNDATIONS IN SHOULDER AREAS AND WHERE ALUMINUM STRUCTURES ARE PRESENT. WHERE SPACE WILL NOT ALLOW STANDARD COMPACTION EQUIPMENT TO OPERATE, THE TRENCH SHALL BE FILLED WITH A 1-SACK SLURRY CEMENT BACKFILL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 19.

3. MANHOLE FRAME AND COVER SHALL BE 24" AND SET 1/8" BELOW STREET GRADE OVER A SERIES OF RINGS FOR LATER ADJUSTMENT.

4. A CONCRETE COLLAR SHALL BE PROVIDED ALSO BELOW STREET GRADE TO ENCIRCLE THE MANHOLE FRAME. IT SHALL BE 1' DEEP AND EXTEND 1' BEYOND THE FRAME AND SET 1/8" BELOW STREET GRADE.

5. THE FOUNDATION SHALL BE 3/4" WASHED CRUSHED ROCK AND AT LEAST 1' THICK.

6. FOR PIPE CONNECTIONS, REFER TO STANDARD 3-115.



ELEVATION

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

3-080

STORM DRAIN MANHOLE

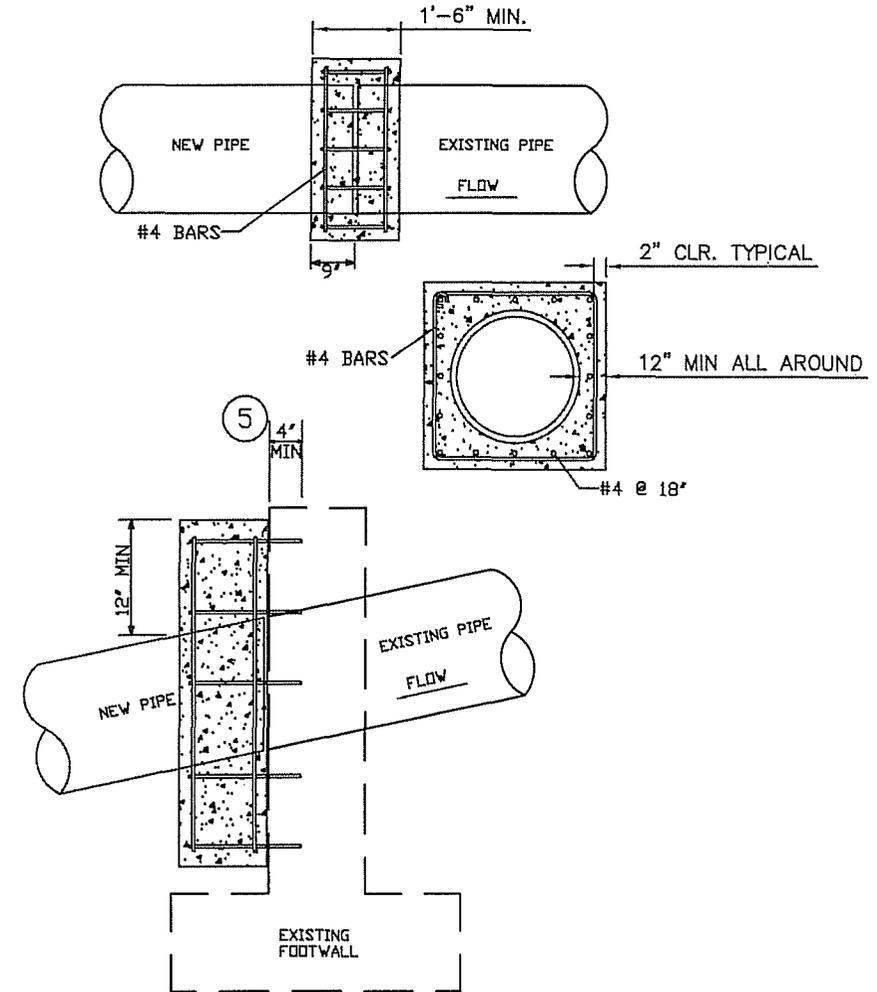
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1/6/2011
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NOTES: (REFER TO 3-010 FOR ADDITIONAL NOTES)

1. CONCRETE COLLARS SHALL BE PROVIDED TO JOIN DRAIN PIPES MISALIGNED UP TO 15 DEGREES AT THE ANGLE-POINT.
2. A CLEANOUT SHALL BE PROVIDED WHERE THE DIAMETER OF THE PIPES CHANGES AND WHERE THE ALIGNMENT DEVIATES MORE THAN 15 DEGREES.
3. CONCRETE SHALL BE CALTRANS MINOR CONCRETE WITH 25% FLYASH.
4. REBAR SHALL HAVE A CLEAR DISTANCE OF 2' MIN. ALL AROUND.
5. WHERE THE CONNECTION IS TO BE MADE AT AN EXISTING HEADWALL OR FOOTWALL, THE LONGITUDINAL REBARS SHALL BE DOWELED IN AT LEAST 4' AS SHOWN.



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

3-115

CONCRETE COLLAR FOR STORM DRAINS

REVISION DATE

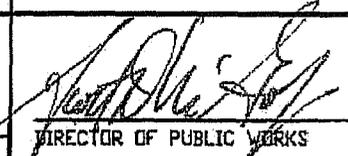
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CURB AND DRIVEWAY INDEX

<u>NUMBER</u>	<u>TITLE</u>
4-010	CURB AND DRIVEWAY GENERAL NOTES
4-020	SPANDREL AND CROSS GUTTER (SHEETS 1-2)
4-030	CURBS AND GUTTERS
4-035	MEDIAN STRIPS
4-040	DRIVEWAY DETAILS (SHEETS 1-2)
4-045	MONOLITHIC CURB AND SIDEWALK
4-050	DRIVEWAY SPACING
4-060	DRIVEWAY GRADE- BREAKS

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:
4-000	CURB AND DRIVEWAY INDEX	
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(REFER TO 1-010 FOR ADDITIONAL NOTES)

1. FOR SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE CLASS, COMPONENTS, AND PROCEDURES FOR MIXING, POURING, FINISHING, CURING, & CLEANING, REFER TO CALTRANS STANDARD SPECIFICATIONS, SECTION 90.
2. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL BE CALTRANS CLASS 2 WITH 25% FLY-ASH CONCRETE WITH A LIGHT BROOM FINISH.
3. THE MINIMUM FALL FOR ALL GUTTERS ON STREETS AND CUL-DE-SACS IS 0.5%.
4. FOR SPECIFICATIONS FOR CLASS 2 BASE AND CLASS 4 SUBBASE, REFER TO SECTIONS 25 AND 26 OF THE CALTRANS STANDARD SPECIFICATIONS.
5. A 6" LAYER OF CLASS 2 BASE SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DENSITY.
6. EXPANSION JOINTS SHALL BE PROVIDED WITH CALTRANS APPROVED FILLER PAPER 1/2" THICK.
7. WEAKENED-PLANE JOINTS SHALL BE TOOLED FOR A DEEP GROOVE 1/3 OF THE THICKNESS OF THE CONCRETE.
8. WHERE CALLED FOR, SCORELINES SHALL BE TOOLED WITH A 1/4" DEEP GROOVE.
9. FOR ALL ASPHALT DIKES, REFER TO CALTRANS STANDARD PLANS.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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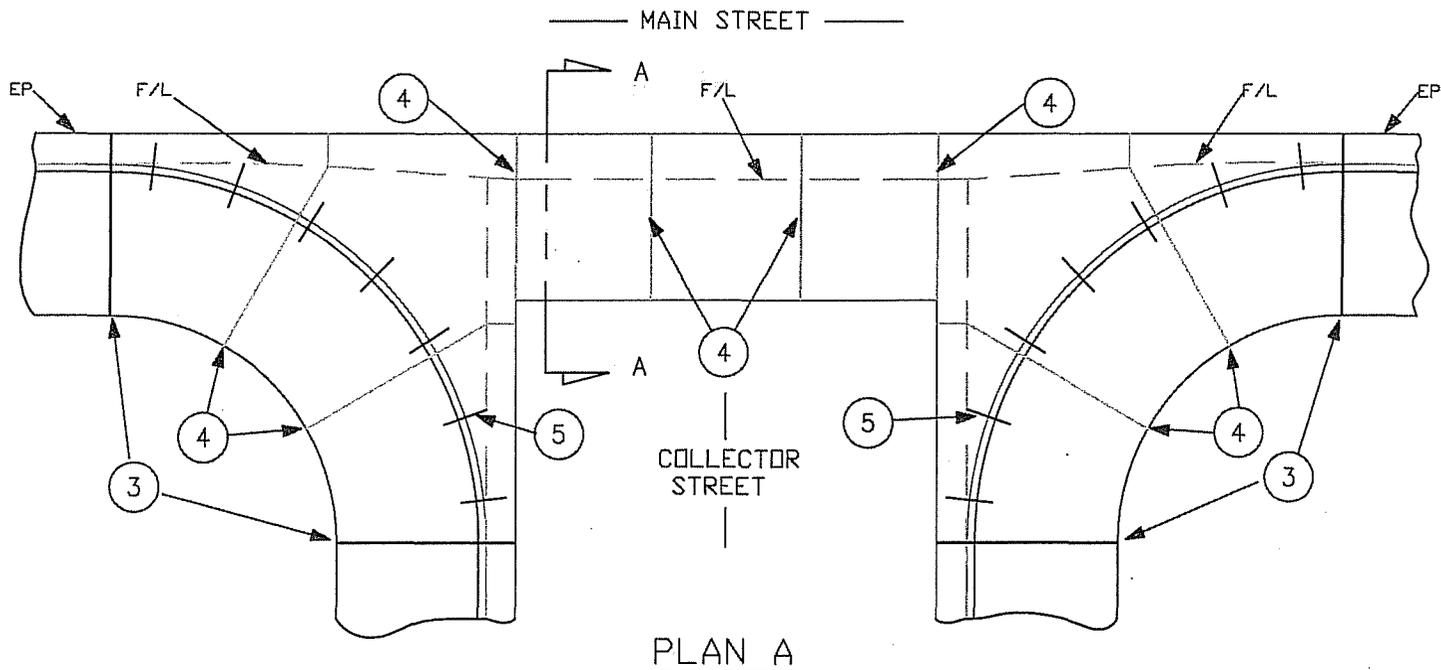
4-010

CURB AND DRIVEWAY GENERAL NOTES

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DATE



NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. CROSS-GUTTERS SHALL BE 8" THICK, 11' WIDE AND SPAN FROM SPANDREL TO SPANDREL.

2. SPANDRELS, CURB RETURNS, AND CROSS-GUTTERS SHALL BE 8" THICK. THE EDGE OF PAVEMENT ON THE MAIN STREET SHALL BE STRAIGHT AND THE FLOWLINE OFFSET AS SHOWN ON SHEET 2.

3. EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF THE CURB RETURNS AS SHOWN.

4. WEAKENED-PLANE JOINTS SHALL BE PLACED ALONG THE CROSS-GUTTER AT EQUAL INTERVALS NO GREATER THAN 10' AND THROUGH THE CURB RETURNS AS SHOWN.

5. WHERE CURB RETURN AND SPANDREL ARE NOT POURED MONOLITHICALLY, #3 REBAR 1' LONG SHALL BE DOWELLED AT 4' CENTERS AS SHOWN.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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SPANDRELS AND CROSS-GUTTERS

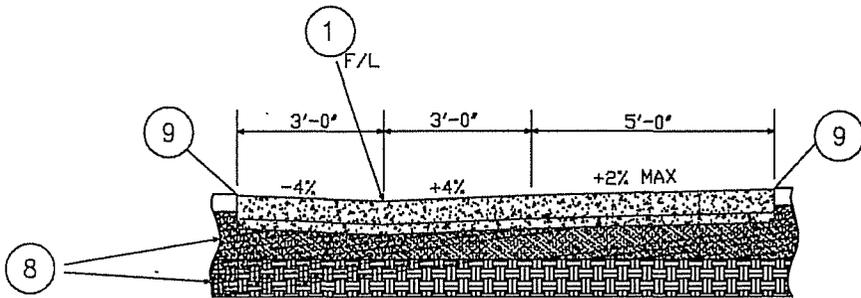
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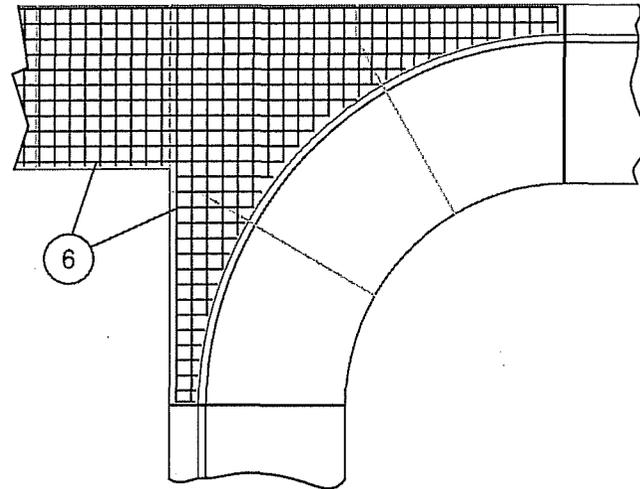
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SECTION A-A



PLAN B

NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

6. SPANDREL AND CROSS-GUTTER SHALL BE REINFORCED WITH #4 REBAR GRADE 40 ON 12" CENTERS BOTH DIRECTIONS AS SHOWN ON SHEET 2. CLEAR DISTANCE SHALL BE 2" ALL AROUND AND 3" CLEAR OF SUBGRADE.

7. CONTOUR OF THE CROSS-GUTTER SHALL PROVIDE THE FLOWLINE 3' FROM THE MAIN EDGE WITH A 4% SLOPE ON BOTH SIDES AS SHOWN. THE OTHER 5' SHALL BE CONTOURED TO CONFORM TO THE ROADWAY PAVEMENT WITH A MAXIMUM SLOPE OF 2% PER ADA.

8. SUBGRADE COMPACTION SHALL CONFORM TO NOTE 5 OF 4-010.

9. PAVING SHALL LEAVE AN ASPHALT LIP 1/4" ABOVE THE TOP OF THE ADJACENT CONCRETE AS MEASURED AFTER COMPACTION.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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SPANDRELS AND CROSS-GUTTERS

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NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. FOR CURING, FINISHING, AND CLEANING, SEE THE CURRENT CALTRANS STANDARD SPECIFICATIONS, SECTION 90.

2. CURB AND GUTTER SHAPES AND RADII ARE SPECIFIED IN THE CALTRANS STANDARD PLANS FOR TYPES A AND B. THE TYPE A FACE IS MODIFIED FOR A STEEPER BATTER AS SHOWN. THE STANDARD WIDTH OF GUTTER IS 18' FOR RESIDENTIAL STREETS AND 24' FOR MAJOR ROADS. FOR REPAIR AND REPLACEMENT PROJECTS, THE EXISTING WIDTH SHALL GOVERN. GUTTER CROSS-SLOPES SHALL BE 5% MAXIMUM.

3. 1/2' EXPANSION JOINTS SHALL BE PLACED AT VAULTS, DROP INLETS, CURB RETURNS, AND EVERY 200' OF RUN. EXPANSION PAPER SHALL CONFORM TO THE CALTRANS STANDARD SPECIFICATIONS.

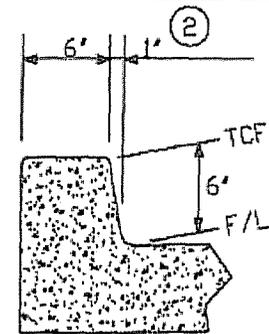
4. WEAKENED-PLANE JOINTS SHALL BE MADE NO GREATER THAN 10' APART.

5. WHEN THE CURB IS EXTRUDED, THE EXTRUDING MACHINE MUST BE CAPABLE OF PLACING CONCRETE IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS.

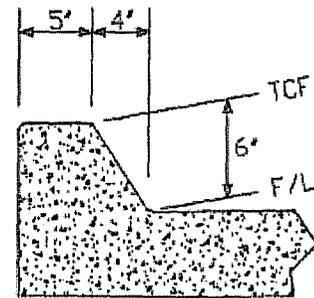
6. SUBGRADE DEPTH AND COMPACTION SHALL CONFORM TO NOTES 4 AND 5 OF 4-010.

7. PAVING SHALL LEAVE AN ASPHALT LIP 1/4' MAX. ABOVE THE TOP OF THE CONCRETE GUTTER AS MEASURED AFTER COMPACTION.

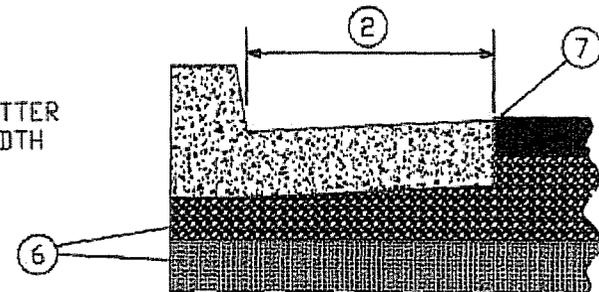
TYPE A
CURB FACE



TYPE B
CURB FACE



GUTTER
WIDTH



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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4-030

CURBS AND GUTTERS

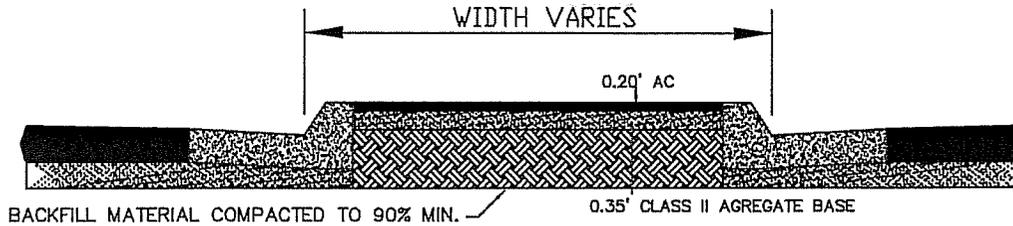
REVISION DATES

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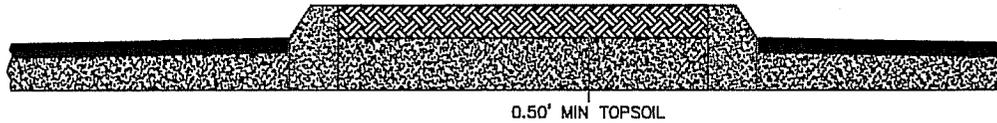
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SECTION A



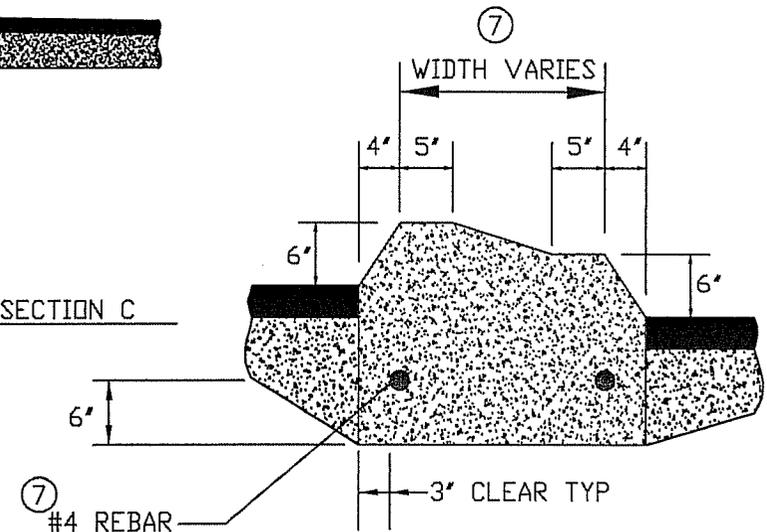
SECTION B



NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. FOR CURB DETAILS, REFER TO COUNTY STANDARD 4-030 FOR TYPE B CURBS AND THE CALTRANS STANDARD PLANS. WEAKENED-PLANE JOINTS SHALL BE PLACED EVERY 10'.
2. MEDIAN WIDTH IS MEASURED FROM THE TOP OF CURB TO TOP OF CURB.
3. FOR TURN-POCKET TAPERS, BUS POCKETS, AND NOSE FLARES, REFER TO APWA STANDARD PLANS.
4. MEDIANS MAY BE PAVED AS SHOWN IN SECTION A, OR LANDSCAPED AS SHOWN IN SECTION B.
5. WHERE LANE ELEVATIONS ARE UNEQUAL, THE MEDIAN DIVIDER SHALL BE ADJUSTED AS SHOWN IN SECTION C.
6. CROSS-FALL MAY BE NEGATIVE AS SHOWN IN SECTION A OR POSITIVE AS SHOWN ON SECTION B.

SECTION C



7. WHERE MEDIAN WIDTH IS LESS THAN 2', THE MEDIAN SHALL BE SOLID REINFORCED CONCRETE USING #4 REBAR AS SHOWN IN SECTION C.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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4-035

MEDIAN STRIPS

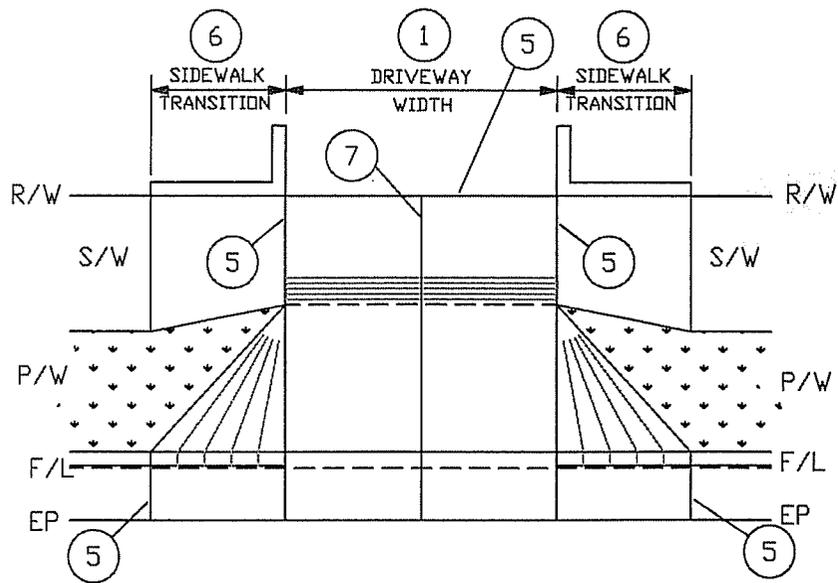
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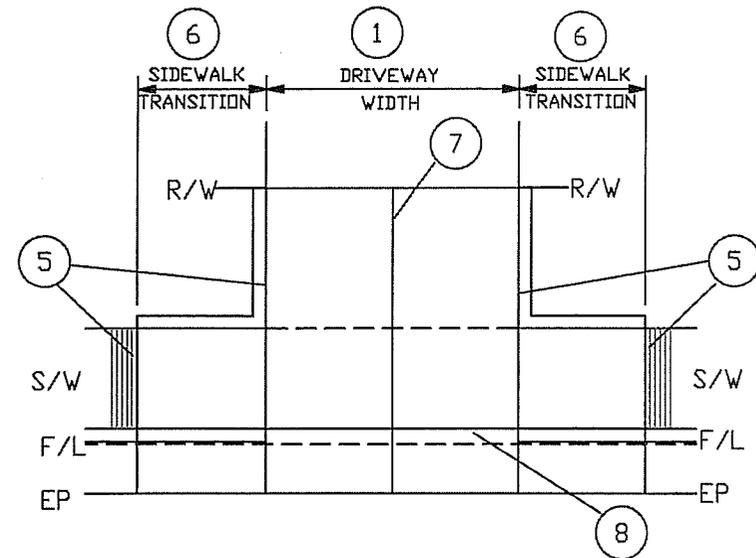
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PLAN A



PLAN B

NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. DRIVEWAY WIDTH FOR PRIVATE RESIDENCES SHALL BE 10' - 30'. COMMERCIAL DRIVEWAYS SHALL BE 25' - 40' WIDE. FOR MULTIPLE DRIVEWAYS ON THE SAME PARCEL, THE TOTAL WIDTH SHALL FALL WITHIN THESE LIMITS.

2. ALL SLOPES AND SURFACES SHALL BE ADA COMPLIANT.

3. PORTLAND CEMENT CONCRETE SHALL BE CALTRANS CLASS 2 WITH 25% FLY ASH. FOR RESIDENTIAL DRIVEWAYS, THE THICKNESS SHALL BE 6", FOR COMMERCIAL DRIVEWAYS, THE THICKNESS SHALL BE 8".

4. SUBGRADE DEPTH AND COMPACTION SHALL CONFORM TO NOTES 4 AND 5 OF 4-010.

5. WEAKENED-PLANE JOINTS SHALL BE PLACED WHERE SIDEWALKS, CURBS, AND GUTTERS MEET WITH THE DRIVEWAY RAMP AS SHOWN. WHERE THE DRIVEWAY ITSELF IS CONCRETE, THIS JOINT SHALL ALSO BE PLACED AT THE BACK OF THE RAMP.

6. WHERE NECESSARY, SECTIONS OF ADJOINING SIDEWALK MAY BE DEPRESSED TO MAKE AN ADA COMPLIANT TRANSITION TO THE DRIVEWAY. RETAINING CURBS MAY BE NECESSARY.

7. WEAKENED-PLANE JOINTS SHALL BE MADE ALONG THE CENTER OF THE DRIVEWAY AS SHOWN ON 10' SPACING WHEN THE DRIVEWAY IS WIDER THAN 10'.

8. A SCORELINE SHALL CONTINUE THE LINE OF THE CURB BACK ACROSS THE DRIVEWAY RAMP.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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4-040
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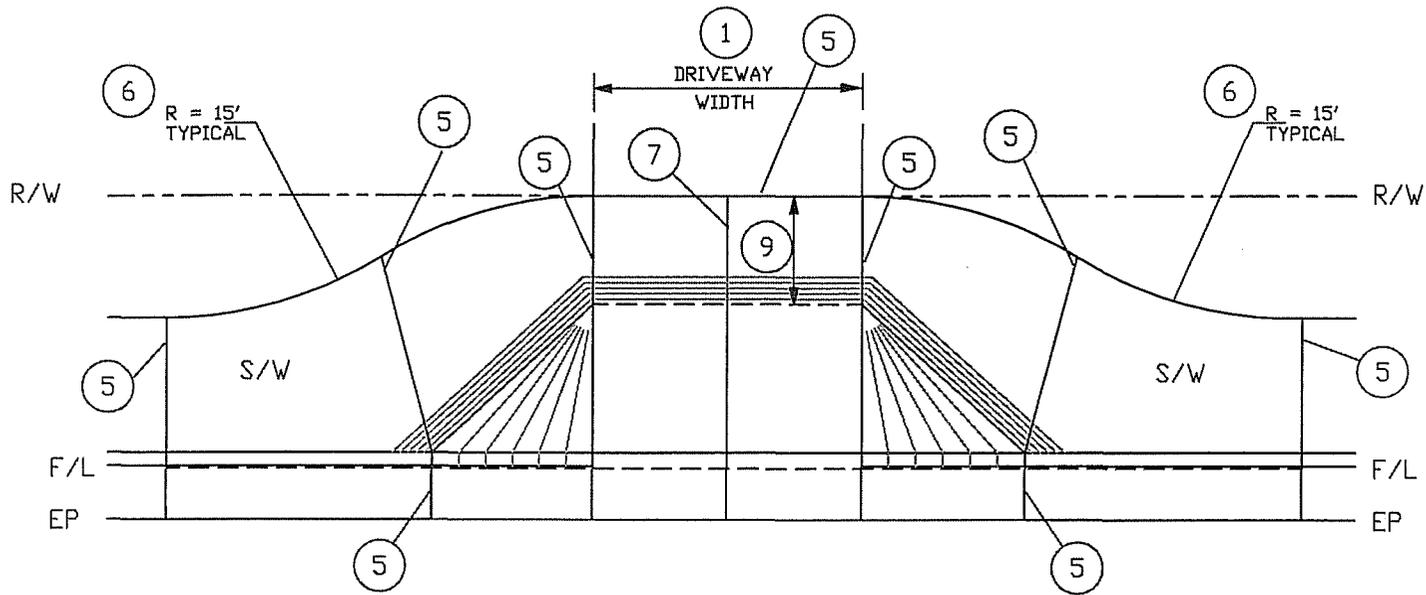
DRIVEWAY DETAILS

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PLAN C

NOTES: (REFER TO 4-010 AND SHEET 1 FOR ADDITIONAL NOTES)

9. THE SIDEWALK BEHIND THE DRIVEWAY APRON SHALL BE AT LEAST 4' WIDE WITH A 2% MAX CROSS-SLOPE

OTHER NOTES:

REFER TO APWA STANDARD PLANS REGARDING TYPE A AND B DRIVEWAYS.

WHERE PLAN A (TYPE B OF APWA STANDARD PLANS) DRIVEWAY IS IMPRACTICAL, MODIFIED TYPE B DRIVEWAY OF APWA STANDARD PLANS (PLAN C) SHALL SERVE AS AN ALTERNATE.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

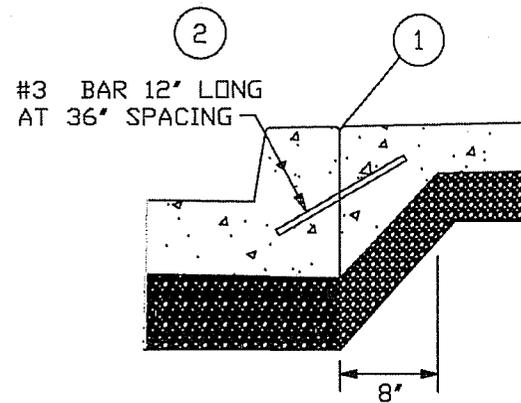
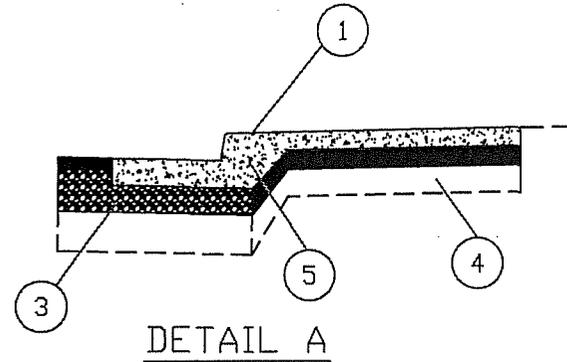
1. WHERE SIDEWALK AND CURB ABUT, IT IS RECOMMENDED THAT THE TWO BE POURED AS ONE PIECE AS SHOWN IN DETAIL A. PROVIDE A 1/2" RADIUS TOOL-MARK SHALL INDICATE THE SEPARATION OF CURB AND SIDEWALK.

2. WHERE CURB AND SIDEWALK ABUT, BUT ARE TO BE BUILT SEPARATELY, DOWELS SHALL BE PLACED AS SHOWN IN DETAIL B.

3. BASE AND SUBGRADE COMPACTION FOR THE GUTTER SHALL CONFORM TO NOTE 4 OF 4-010.

4. BASE AND SUBGRADE FOR THE SIDEWALK SHALL COMPLY WITH NOTE 3 OF 5-010.

5. CURB, GUTTER, AND SIDEWALK DETAILS ARE AS SHOWN ELSEWHERE IN THESE STANDARDS.



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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MONOLITHIC CURB AND SIDEWALK

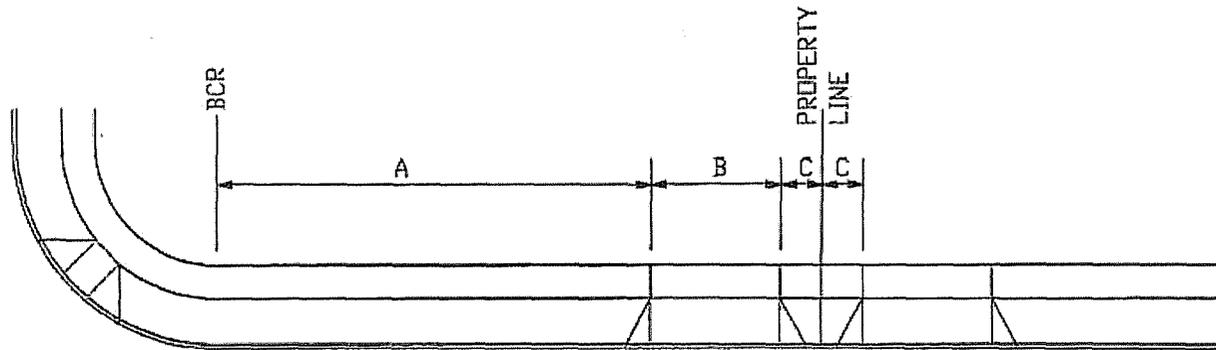
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NOTES: REFER TO SHEET 4-010 FOR ADDITIONAL NOTES

1. USE TABLE 1 FOR SPACING WHERE A SINGLE DRIVEWAY SERVES EACH PARCEL.

2. CASE 1 IS FOR DRIVEWAYS FOR SINGLE FAMILY RESIDENCES ON RESIDENTIAL STREETS. CASE 2 IS FOR ALL OTHER DRIVEWAYS.

3. THE NEAREST EDGE OF ANY DRIVEWAY FLARE MUST BE AT LEAST 3' FROM THE CENTERLINE OF A FIRE HYDRANT, UTILITY POLE, DROP INLET AND/OR APPURTENANCES, TRAFFIC SIGNAL INSTALLATION, OR LIGHT STANDARDS, AND MUST ALSO BE AT LEAST 2' FROM THE NEAREST PROJECTION OF SUCH INSTALLATION.

4. SPACING SHALL BE WIDEST POSSIBLE.

5. WIDER DRIVEWAYS SHALL REQUIRE AN APPROVED MEDIAN.

6. OR AS APPROVED BY THE COUNTY TRAFFIC ENGINEER.

TABLE 1

CASE	A	B	C
1	5' MIN	10' MIN TO 30' MAX	5' MIN
2	250' MIN (4) (6)	25' MIN TO 40' MAX (5)	75' MIN (6)

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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4-050

DRIVEWAY SPACING

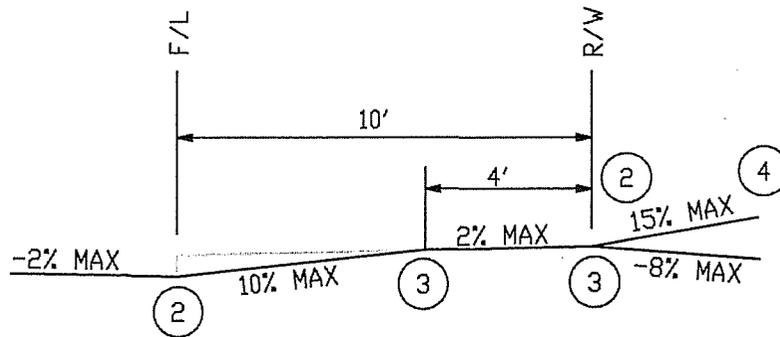
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NOTES: REFER TO SHEET 4-010 FOR ADDITIONAL NOTES)

1. GRADE-BREAK REFERS TO A SUDDEN CHANGE IN SLOPE SUCH AS AT THE FLOW LINE WHERE THE CHANGE FORMS A SAG AND AT THE RIGHT-OF-WAY WHERE THE DRIVEWAY MAY FORM A CREST OR A SAG.

2. SAG BREAKS SHALL BE LIMITED TO 15% TOTAL CHANGE IN SLOPE TO PREVENT SCRAPING OF VEHICAL BUMPERS.

3. CREST BREAKS SHALL BE LIMITED TO 10% TO PREVENT BOTTOMING OUT OF VEHICLE.

4. GRADES SHALL NOT EXCEED 15% FOR SHORT DRIVEWAYS. WHERE FIRE APPARATUS MAY BE EXPECT TO USE IT, THE DRIVEWAY GRADE SHALL BE APPROVED BY THE FIRE DEPARTMENT.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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DRIVEWAY GRADE-BREAKS

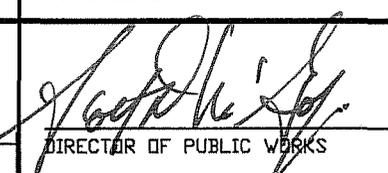
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Scott Williams
DIRECTOR OF PUBLIC WORKS

1/4/2011
DATE

SIDEWALK DETAILS

<u>NUMBER</u>	<u>TITLE</u>
5-010	GENERAL SIDEWALK NOTES
5-030	CURB RAMP DETAILS
5-040	SIDEWALK DETAILS
5-045	SIDEWALK TRANSITIONS
5-050	SIDEWALK UTILITIES

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:					
5-000	SIDEWALK AND RAMP INDEX	 DIRECTOR OF PUBLIC WORKS	1/1/2011 DATE				
		REVISION DATES					
		<table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					

(REFER TO 1-010 FOR ADDITIONAL NOTES)

1. CONCRETE FOR SIDEWALKS AND CURB RAMPS SHALL BE CALTRANS CLASS 3 OR BETTER WITH 25% FLY-ASH IN THE MIX DESIGN. WHEN CONCRETE IS ALSO BEING USED FOR DRIVEWAYS AND GUTTERS, IT SHALL BE CLASS 2 OR BETTER.

2. THICKNESS OF SIDEWALKS SHALL BE 4" MINIMUM, AND THE TRANSVERSE SLOPE SHALL BE 2% MAX DRAINING TOWARD THE CURB. MINIMUM WIDTH SHALL BE 4'. REFER TO TABLES IN 5-040.

3. SUBGRADE MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY FOR A 0.50' DEPTH. IN EXPANSIVE SOILS AND SOILS WHICH CANNOT REACH 90% RELATIVE COMPACTION, A 0.35' LAYER OF CALTRANS CLASS 4 BASE OR BETTER SHALL BE PLACED AND COMPACTED TO 90% RELATIVE COMPACTION.

4. ADA COMPATIBLE SLOPES, DETECTABLE WARNING SURFACES, AND GROOVED BORDERS AT GRADE BREAKS SHALL BE PROVIDED WHERE REQUIRED BY ALL CURRENT REGULATIONS.

5. EXPANSION JOINTS SHALL BE MADE WITH 1/2" EXPANSION PAPER AND PLACED AT THE BEGINNING AND END OF EACH CURB RETURN, ON EACH SIDE OF DRAINAGE STRUCTURES SUCH AS DROP INLETS, AT UTILITY VAULTS AND POLES, EVERY 200' OF LENGTH, AND AT OTHER PLACES AS DIRECTED BY THE COUNTY ENGINEER.

6. WEAKENED-PLANE JOINTS SHALL BE TOOLED 1-1/2" DEEP ON SIDEWALKS, CURBS AND GUTTERS AT INTERVALS OF NO MORE THAN 10', AND AT BOTH SIDES OF METER BOXES AND PULL BOXES. JOINTS IN ADJACENT CURBS AND SIDEWALKS SHALL BE ALIGNED.

7. SCORELINES SHALL BE TOOLED 1/4" DEEP ON SIDEWALKS MIDWAY BETWEEN WEAKENED-PLANE JOINTS. ON CURB RETURNS, THEY SHALL BE PLACED SO AS TO CONTINUE THE CURB LINE THROUGH THE RAMP.

8. UTILITY BOXES AND VAULTS SHALL NOT BE LOCATED IN SIDEWALKS WHERE POSSIBLE. THERE SHALL BE A MINIMUM OF 4' SIDEWALK CLEARANCE AROUND ANY SIGNS, POLES, OR OTHER OBSTRUCTIONS.

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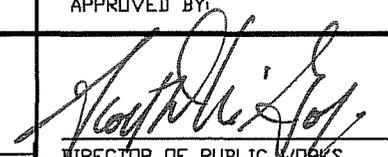
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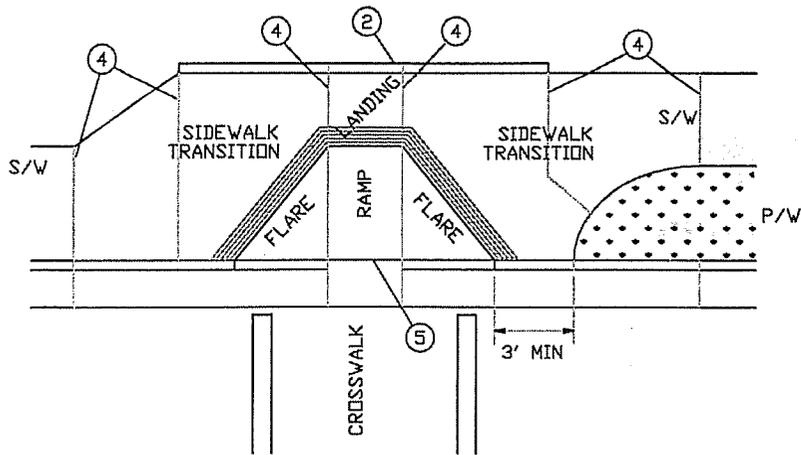
GENERAL SIDEWALK NOTES

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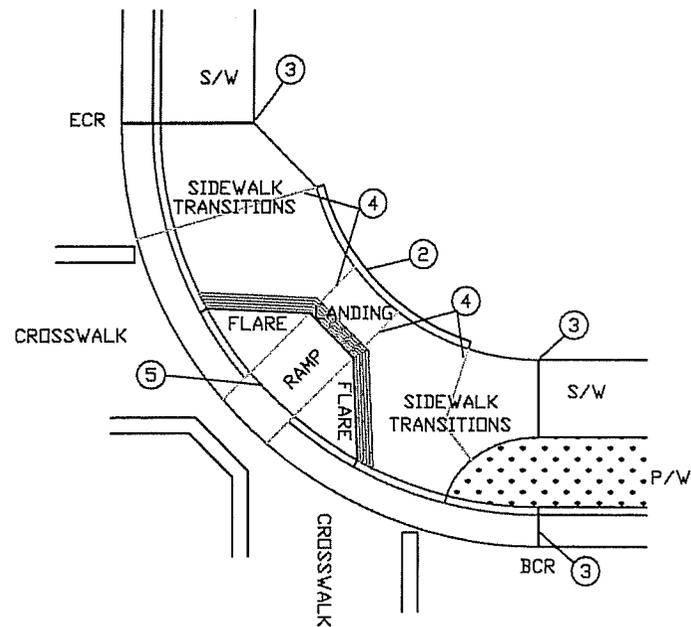
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PLAN A



PLAN B

NOTES: (REFER TO 5-010 FOR ADDITIONAL NOTES)

1. CURB RAMPS SHALL FOLLOW THE CALTRANS STANDARD PLANS, ADA REQUIREMENTS, AND THESE STANDARD PLANS.
2. WHERE BACK-CURBS ARE REQUIRED FOR SLOPE STABILITY, THEY SHALL BE 6" WIDE, MAINTAIN THE SIDEWALK ELEVATION, AND PLACED OUTSIDE OF THE SIDEWALK.
3. EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF THE RAMP TRANSITIONS AS SHOWN.
4. WEAKENED-PLANE JOINTS SHALL BE MADE APPROXIMATELY AS SHOWN.
5. A SCORELINE SHALL BE MADE TO CONTINUE THE LINE FOR THE BACK OF CURB THROUGH THE CURB RAMP.

6. NO UTILITY BOXES OR VAULTS, ELECTRONIC PULL-BOXES, SIGN POSTS, OR SIGNAL POLES SHALL BE PLACED IN THE RAMP OR FLARE AREAS. WHERE POSSIBLE, THEY SHALL ALSO BE PLACED OUTSIDE OF THE SIDEWALK TRANSITION AND LANDING AREAS.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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5-030

CURB RAMP DETAILS

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NOTES: (REFER TO 5-010 FOR ADDITIONAL NOTES)

1. THE WIDTH OF THE SIDEWALKS (NOT INCLUDING THE CURB) SHALL BE AS SHOWN IN TABLE A OR B. SIDEWALKS FRONTING COMMERCIAL DEVELOPMENTS SHALL EXTEND FROM THE BACK OF THE CURB TO 6' FROM THE RIGHT-OF-WAY LINE.

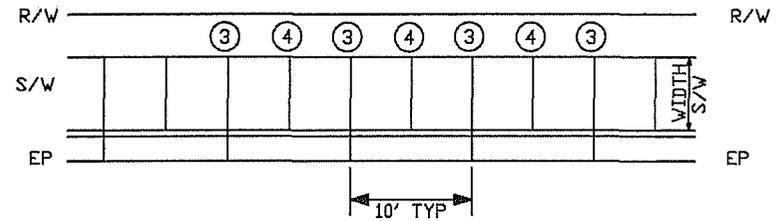
2. TRANSVERSE EXPANSION JOINTS SHOULD CONTINUE THROUGH THE ADJACENT CURB AND GUTTER.

3. WEAKENED-PLANE JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 10' ON SIDEWALKS AND CURB/GUTTERS. WHERE SIDEWALKS ABUT THE CURB, THE WEAKENED-PLANE JOINT SHALL BE CONTINUOUS THROUGH BOTH.

4. A SCORELINE SHALL BE PLACED MIDWAY BETWEEN WEAKENED-PLANE JOINTS. WHERE THE SIDEWALK WIDTH EXCEEDS 6', A LONGITUDINAL SCORELINE SHALL BE TOOLED AT THE SIDEWALK CENTERLINE.

5. ADDITIONAL SIDEWALK WIDTH MAY BE NEEDED TO MAINTAIN A MINIMUM OF 4' CLEAR SIDEWALK AROUND EXISTING OBSTRUCTIONS SUCH AS UTILITY POLES.

PLAN A - SIDEWALK WITHOUT PARKWAY

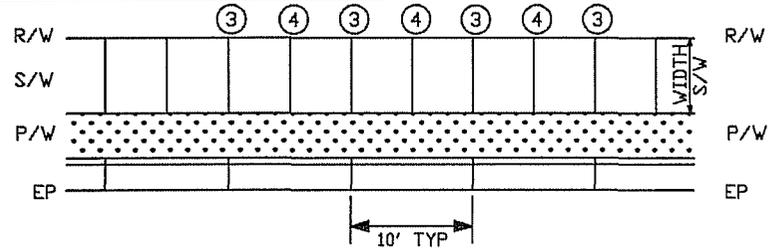


① TABLE A

R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH
MAJOR	6-070	6'	9.5'
60'	6-030	5'	9.5'
56'	6-030	5'	9.5'
RURAL	6-030	4'	9.5'

WIDTH	STANDARD CY/LF	MONOLITHIC CY/LF
9.5'	0.116	0.124
6'	0.073	0.082
5'	0.061	0.069
4'	0.049	0.057

PLAN B - SIDEWALK WITH PARKWAY



① TABLE B

R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH
MAJOR	6-070	5'	9.5'
60'	6-030	5'	9.5'
56'	6-030	5'	9.5'
RURAL	6-030	4'	9.5'

WIDTH	STANDARD CY/LF
9.5'	0.116
5'	0.061
4'	0.049

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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SIDEWALK DETAILS

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Scott McIsaac

1/1/2011

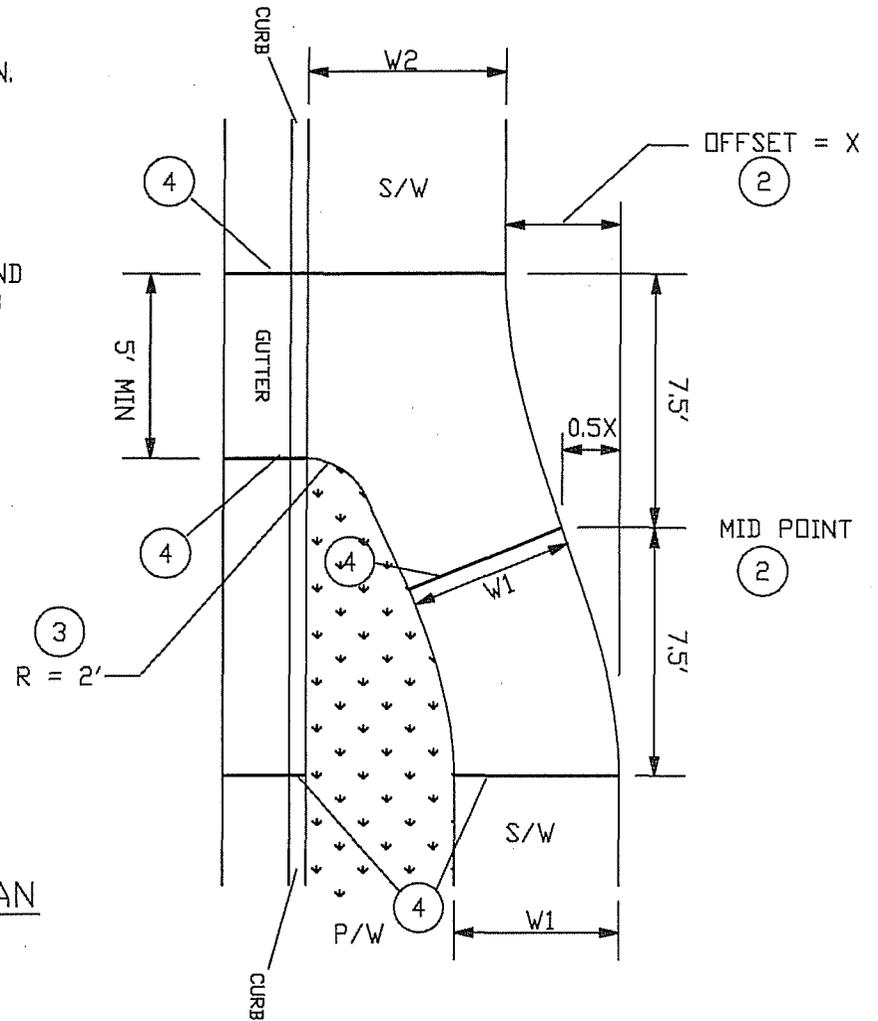
NOTES: (REFER TO 5-010 FOR ADDITIONAL NOTES)

1. WHERE A SIDEWALK AND CURB MEETS A SIDEWALK BEHIND A PARKWAY, THE TRANSITION SHALL BE MADE OVER 15'.

2. THE BACKSIDE FORMS A ROUNDED TRANSITION WITH OFFSETS AS SHOWN.

3. THE FRONT SIDE SHALL MEET THE CURB WITH A RADIUS OF 2' AS SHOWN. THE TRANSITION WIDTH SHALL EQUAL OR EXCEED THE SMALLER SIDEWALK WIDTH THROUGHOUT AND MEET THE CURB AT A RIGHT ANGLE WITH A 2' RADIUS CURVE AS SHOWN.

4. WEAKENED-PLANE JOINTS SHALL BE PLACED AT THE BEGINNING AND END OF THE TRANSITION, MIDWAY THROUGH THE TRANSITION, AND IN THE CURB WHERE THE SIDEWALK MEETS THE CURB.



PLAN

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

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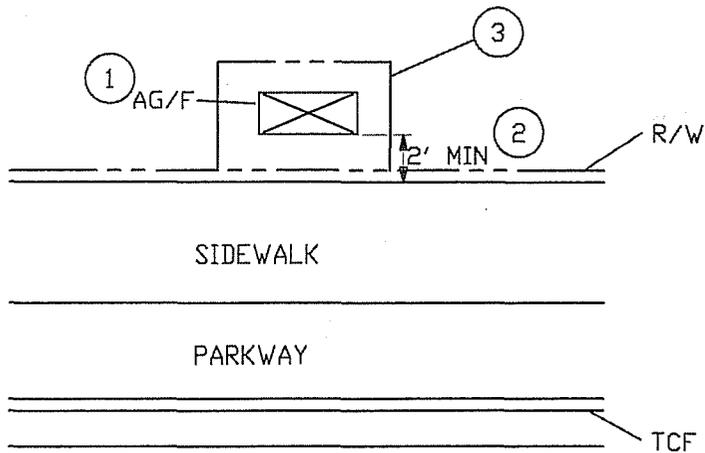
SIDEWALK TRANSITIONS

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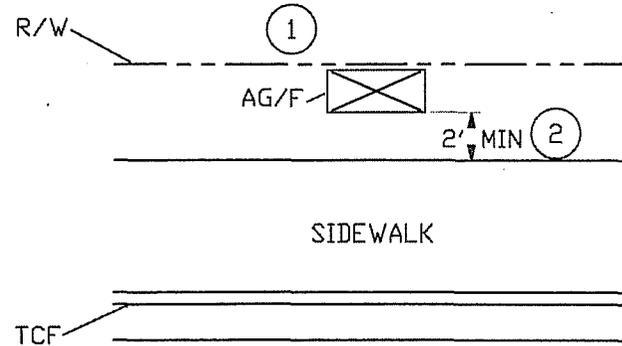
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DIRECTOR OF PUBLIC WORKS

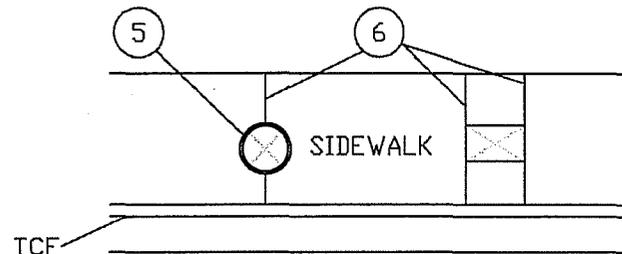
4/6/2011
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PLAN A



PLAN B



PLAN C

1. ABOVE-GRADE FACILITIES (AG/F) ARE FIXED OBJECTS SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER AND TELEPHONE POLES, CABLE OR TELEPHONE EQUIPMENT, DRAINAGE STRUCTURES AND TRAFFIC SIGNAL DEVICES.

2. ALL AG/F'S SHALL BE INSTALLED WITH 2' OF SET-BACK FROM ANY SIDEWALK AND AWAY FROM THE STREET AS SHOWN.

3. WHERE THERE IS NO SPACE BEHIND THE SIDEWALK WITHIN THE COUNTY'S RIGHT OF WAY FOR THE AG/F, THE OWNER MAY BE REQUIRED TO OBTAIN A SPECIAL EASEMENT FOR THE UTILITY.

4. ON RURAL ROADS WITH NO SIDEWALK, THE AG/F SHALL BE SET BACK FROM THE EP A DISTANCE OF 7' OR GREATER AS RECOMMENDED BY THE AASHTO ROADSIDE DESIGN GUIDE.

5. EXPANSION PAPER SHALL BE PLACED AT ROUND OBJECTS SUCH AS MANHOLES AND UTILITY POLES WHICH MUST BE PLACED IN THE SIDEWALK AS SHOWN ON PLAN C.

6. WEAKENED-PLANE JOINTS SHALL BE PLACED ACROSS THE SIDEWALK WHERE UTILITIES MUST BE PLACED IN THE SIDEWALK. ONE JOINT SHALL BE PLACED AT ROUND OBJECTS AND TWO JOINTS AT RECTANGULAR OBJECTS AS SHOWN IN PLAN C.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

5-050

SIDEWALK UTILITIES

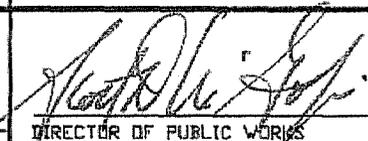
REVISION DATE

DIRECTOR OF PUBLIC WORKS

1/1/2011
DATE

STREET SECTION DETAILS

<u>NUMBER</u>	<u>TITLE</u>
6-010	GENERAL STREET SECTION NOTES
6-020	PRIVATE ROAD AND DRIVEWAY SECTIONS
6-030	LOCAL PUBLIC ROAD SECTIONS
6-070	MAJOR & ARTERIAL ROAD SECTIONS
6-100	CUL-DE-SAC LAYOUT

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:			
6-000	STREET SECTIONS INDEX	 DIRECTOR OF PUBLIC WORKS			
	REVISION DATES <table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>				1/11/2011 DATE

(REFER TO 1-010 FOR ADDITIONAL NOTES)

1. THE MINIMUM ASPHALT THICKNESS FOR PUBLIC AND PRIVATE ROADS SHALL BE AS FOLLOWS: WHEN THE TRAFFIC INDEX IS LESS THAN 5.5, THE A.C. THICKNESS SHALL BE 0.30' MIN. WHEN THE TRAFFIC INDEX IS 5.5 OR GREATER, THE A.C. THICKNESS SHALL BE 0.33' MIN. THE ACTUAL THICKNESS OF THE STRUCTURAL SECTIONS SHALL BE DETERMINED FROM "R"-VALUES OF THE SOIL DETERMINED BY CALTRANS TEST METHOD 301. TRAFFIC INDEX SHOULD APPEAR ON THE PLANS AND BE APPROVED BY THE COUNTY ENGINEER.

2. THE MINIMUM GRADE PROFILE AND GUTTER SLOPES FOR STREETS AND CUL-DE-SACS SHALL BE 0.5% UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER. CROSS-SLOPES SHALL BE AS INDICATED.

3. ASPHALT CONCRETE PAVING MATERIALS (A.C.) AND PROCESSES SHALL COMPLY WITH 1-010, NOTE 16 AND CALTRANS SPECIFICATIONS SECTION 39. WHERE THE EDGE OF PAVEMENT HAS NO CURB OR DIKE, THE A.C. AND A.B. SHALL EXTEND 1' BEYOND THE SPECIFIED EP.

4. AGGREGATE BASE MATERIALS (A.B.) SHALL COMPLY WITH CALTRANS SPECIFICATIONS SECTION 26.

5. AGGREGATE SUBBASE MATERIALS (A.S.B.) SHALL COMPLY WITH CALTRANS SPECIFICATIONS, SECTION 25.

6. ASPHALT CONCRETE DIKES SHALL CONFORM WITH CALTRANS STANDARD PLAN A87B.

7. GUARD RAILS MAY BE REQUIRED ON FILL SLOPES. REFER TO AASHTO ROADSIDE DESIGN MANUAL.

8. WHEN NECESSARY FOR UTILITIES, ADDITIONAL SHOULDER WIDTHS SHALL BE REQUIRED ON THE UNDEVELOPED SIDE OF SOME ROADS.

9. GRADING FOR SUBGRADE SHALL BE COMPLETED TO WITHIN TOLERANCES GIVEN IN CALTRANS SPECIFICATIONS, SECTION 19. SOIL SHALL BE TESTED FOR COMPACTION AND R-VALUE AND INSPECTED BEFORE BASE, PAVING, OR ANY OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

10. SUBGRADE FOR ROADS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY FOR THE TOP 9". THE SUBGRADE SHALL ALSO BE NON-YIELDING AS DETERMINED BY OBSERVING THE SURFACE DEFLECTION IN THE PATH OF A FULLY LOADED 2,000 GALLON WATER TRUCK BEFORE PLACING THE CLASS II BASE COURSE.

11. ALL UTILITIES SHALL BE INSPECTED, PRESSURE TESTED, COMPACTED, AND VERIFIED TO THE COUNTY ENGINEER PRIOR TO PLACEMENT OF BASE COURSE AND PAVEMENT. REFER TO 2-010.

12. REFER TO 5-010 NOTE 3 FOR SUBGRADE IN SHOULDER AND SIDEWALK AREAS.

13. ROUGH GRADE STAKES SHALL BE SET AS REQUIRED FOR ADEQUATE CONTROL OF PRIMARY ROADWAY GRADING OPERATIONS. FINAL GRADE STAKES SHALL BE SET AT NOT GREATER THAN 50' INTERVALS AND AT BC'S, EC'S, PI'S, GRADE AND ALIGNMENT CHANGES, AND AT OTHER POINTS OF CONTROL.

14. ALL ASPHALT PAVING SHALL BE "FOG" SEALED OR SLURRY SEALED IN CONFORMANCE WITH CALTRANS SECTION 37, "SEAL COATS", OF CURRENT DATE. SEE 2-010 NOTES 12 AND 13.

15. THE REQUIREMENTS OF THE COUNTY FIRE DEPARTMENT MAY BE DIFFERENT FROM THOSE OF PUBLIC WORKS AND BOTH REQUIREMENTS MUST BE SATISFIED. ROADS AND STREETS MAY BE REQUIRED TO BE WIDER THAN THESE SPECIFICATIONS AS A RESULT.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

6-010

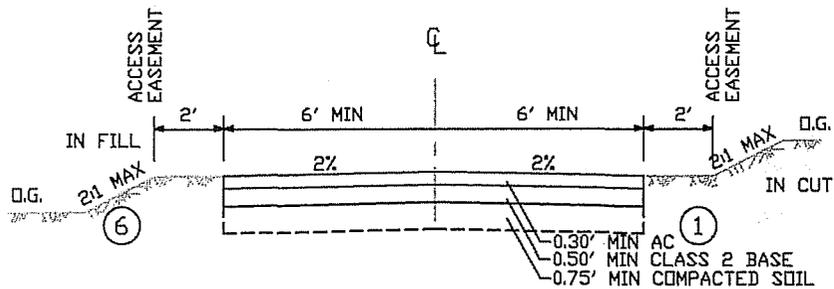
GENERAL STREET SECTION NOTES

REVISION DATES

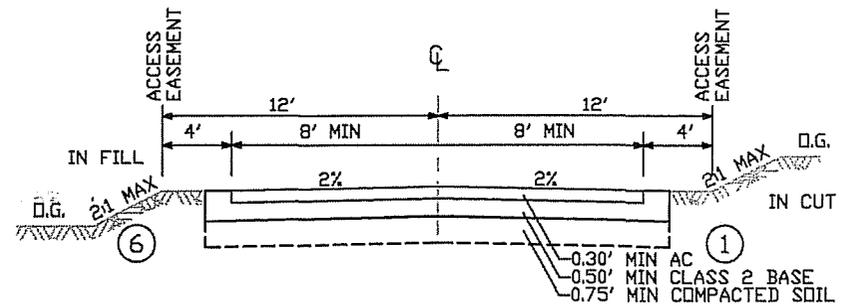
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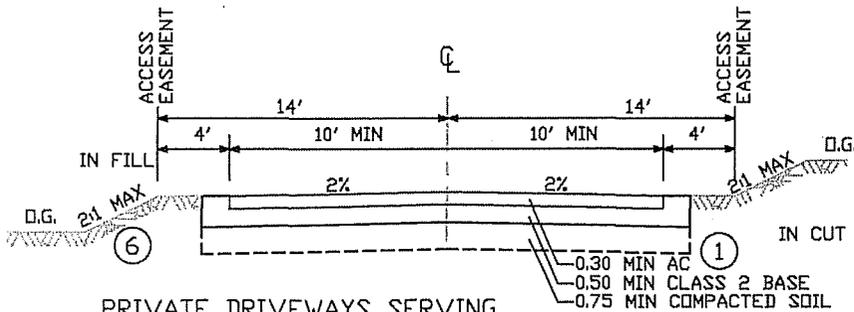
1/1/2011
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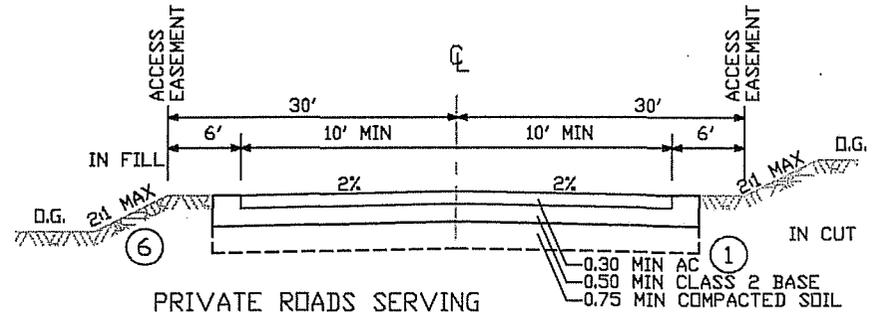
PRIVATE DRIVEWAYS OVER 100 FEET LONG
SINGLE RESIDENTIAL LOT



PRIVATE DRIVEWAYS SERVING
UP TO 2 RESIDENTIAL LOTS



PRIVATE DRIVEWAYS SERVING
UP TO 4 RESIDENTIAL LOTS



PRIVATE ROADS SERVING
5 OR MORE PARCELS

NOTES: (SEE 6-010 FOR ADDITIONAL NOTES)

1. REFER TO NOTE 1 ON 6-010 FOR ROAD SECTION.
2. PRIVATE ROADS SERVING 10 OR MORE PARCELS OF FIVE ACRES OR LESS WILL BE REQUIRED TO PROVIDE A 24' TRAVEL WAY.
3. NO PROVISION IS MADE ON THESE DETAILS FOR PARKING ON PAVEMENT OR FOR TURNOUTS AND TURNAROUNDS THAT MAY BE REQUIRED BY THE COUNTY TRAFFIC ENGINEER OR COUNTY FIRE DEPARTMENT.

4. PLANS FOR PRIVATE ROADS AND DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE COUNTY FIRE DEPARTMENT.
5. PAVING IS REQUIRED ON ALL GRADES STEEPER THAN 10%.
6. IN SANDY SOILS (PLASTICITY INDEX LESS THAN 1 AND SAND EQUIVALENT GREATER THAN 20), CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3:1

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

6-020

PRIVATE ROADS AND DRIVEWAY SECTIONS
ADT LESS THAN 250

REVISION DATES

DIRECTOR OF PUBLIC WORKS

DATE

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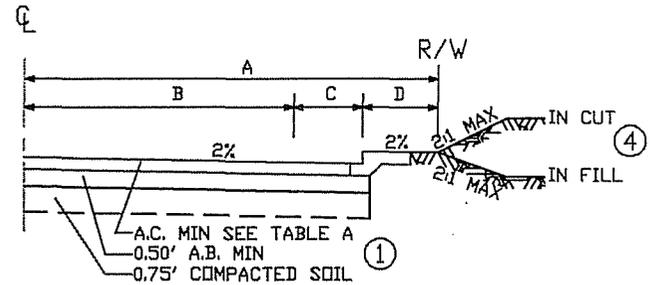
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NOTES: (SEE 6-010 FOR ADDITIONAL NOTES)

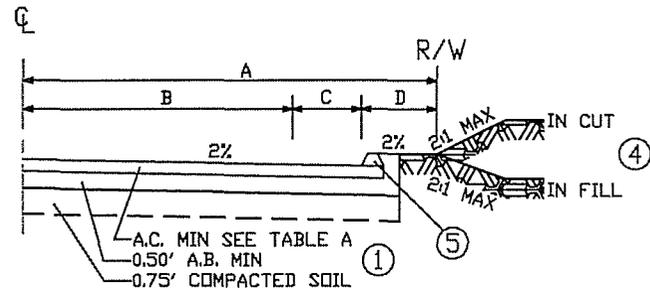
1. THE MINIMUM TRAFFIC INDEX VALUE SHALL BE AS NOTED IN TABLE "A". SEE NOTE 1 ON 6-010.
2. THE CROSS-SLOPE SHALL BE 2%.
3. THE CURB AND SIDEWALK SHALL BE CONSTRUCTED PER STANDARD DETAILS 4-030 AND 5-040.
4. IN SANDY SOILS (PLASTICITY INDEX LESS THAN 1 AND SAND EQUIVALENT GREATER THAN 20), EMBANKMENT SLOPES SHALL BE NO STEEPER THAN 3:1.
5. WHERE ASPHALT CONCRETE DIKES ARE REQUIRED FOR DRAINAGE, THEY SHALL BE CALTRANS TYPE "A" IN A CUT AND TYPE "E" IN FILL.
6. THE DIMENSIONS SHOWN IN TABLE "A" ARE MINIMUM STANDARD VALUES. THE PLANS FOR ALL NEW ROADS SHALL BE APPROVED BY THE COUNTY ENGINEER AND SHALL CONSIDER ADDITIONAL FACTORS.

TABLE A

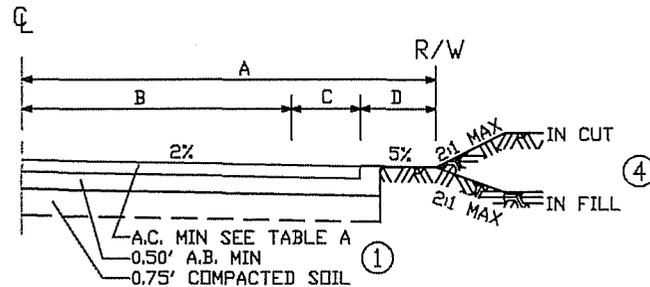
CLASS	ADT	TI	AC	A	B	C	D
RURAL ROAD	250-400	4.5	.30	18	12	0	6
RESIDENTIAL STREET	400-1000	4.5	.30	28	10	8	10
COLLECTOR STREET	1000-5000	5.5	.33	30	12	8	10



ROAD HALF-SECTION WITH SIDEWALK



ROAD HALF-SECTION WITH A.C. DIKE



ROAD HALF-SECTION WITHOUT SIDEWALK OR DIKE

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

6-030

LOCAL PUBLIC ROAD SECTIONS
ADT 250 TO 5000

REVISION DATES

DIRECTOR OF PUBLIC WORKS

DATE

[Signature]
1/6/2011

NOTES: (SEE 6-010 FOR ADDITIONAL NOTES)

1. THE RANGE OF ADT FOR THIS STANDARD IS 5000 TO 16000. THE MINIMUM TRAFFIC INDEX VALUE SHALL BE 7.0. SEE NOTE 1 ON 6-010.

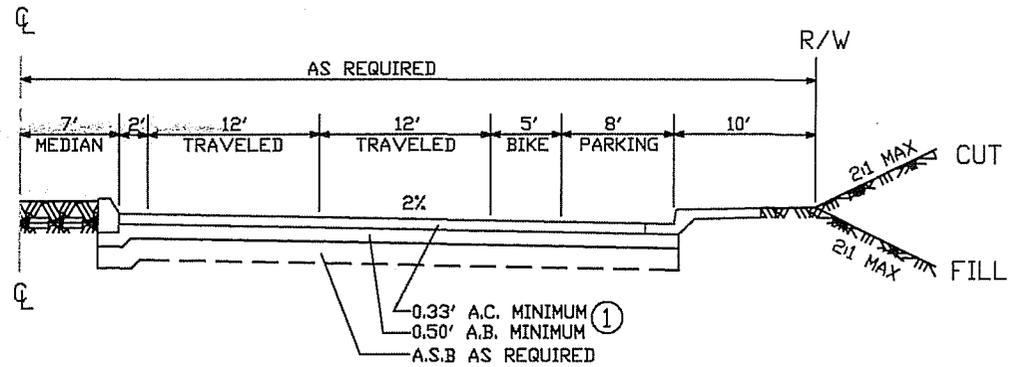
2. RIGHT-OF-WAY LIMITS SHALL BE DETERMINED BY THE NUMBER AND TYPE OF LANES REQUIRED AS DETERMINED BY A TRAFFIC STUDY APPROVED BY THE COUNTY ENGINEER.

3. ADDITIONAL ROADWAY WIDTH AND RIGHT-OF-WAY SHALL BE PROVIDED WHERE RIGHT-TURN POCKETS AND BUS POCKETS ARE REQUIRED. REFER TO APWA STANDARDS.

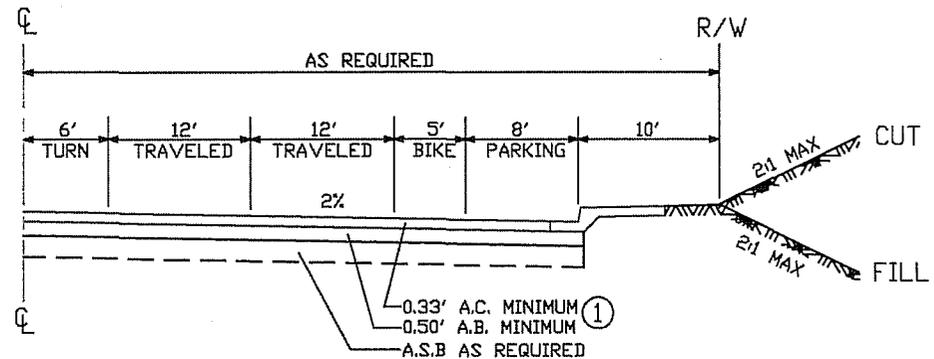
4. THE SIDEWALK, CURB, AND 24" GUTTER SHALL BE CONSTRUCTED PER STANDARD DETAILS 4-030 AND 5-040.

5. WHERE ASPHALT CONCRETE DIKES ARE REQUIRED, THEY SHALL BE CALTRANS TYPE "A" IN A CUT AND TYPE "E" IN FILLS.

6. THE CROSS SLOPE SHALL BE 2%.



HALF-SECTION WITH RAISED MEDIAN



HALF-SECTION WITH PAINTED MEDIAN

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

6-070

MAJOR & ARTERIAL ROAD SECTIONS
ADT 5000 TO 16000

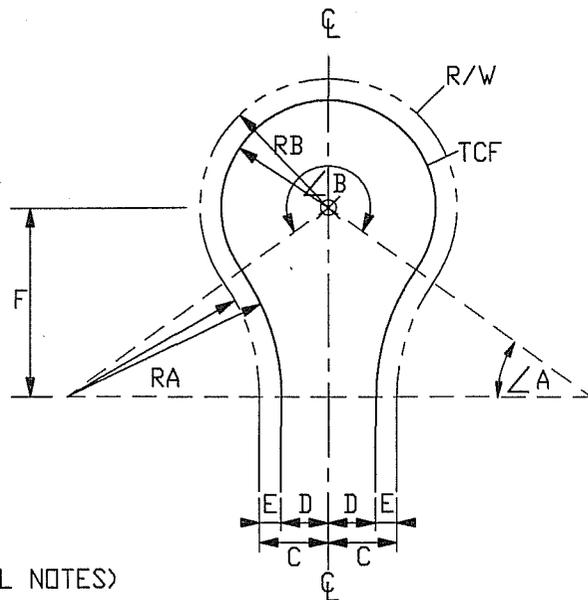
REVISION DATES

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DIRECTOR OF PUBLIC WORKS

[Signature]

1/6/2011
DATE



DIMENSIONS					
PRKG	R/W	C	D	E	F
NO	56'	28'	18'	10'	54.72'
NO	60'	30'	20'	10'	54.77'
YES	56'	28'	18'	10'	68.41'
YES	60'	30'	20'	10'	70.60'

CURVE A						
PRKG	R/W	∠A	CURB		R/W	
			RA=	L=	RA=	L=
NO	56'	43d 49' 44"	39'	29.83'	29'	22.18'
NO	60'	40d 07' 09"	45'	31.51'	35'	24.51'
YES	56'	47d 21' 28"	45'	37.19'	35'	28.93'
YES	60'	43d 16' 05"	55'	41.53'	45'	33.98'

NOTES: (SEE 6-010 FOR ADDITIONAL NOTES)

1. CUL-DE-SACS SHALL CONFORM TO SECTION 4.3 OF THESE ENGINEERING DESIGN STANDARDS.
2. THE MINIMUM CURB RADIUS IN THE BULB SHALL BE 40' WHEN NO PARKING WILL BE ALLOWED AND 48' WHEN PARKING WILL BE ALLOWED.
3. THE MINIMUM TRAFFIC INDEX SHALL BE AS NOTED IN TABLE "A" OF 6-030. SEE NOTES 1 AND 15 ON 6-010.
4. MINIMUM GUTTER PROFILE GRADE SHALL BE 0.5% TO AVOID PONDING IN THE CUL-DE-SAC. CROSS-SLOPE SHALL BE 2%.
5. SIDEWALK WIDTH SHALL BE PER STANDARD DETAIL 5-040.
6. LAYOUT INFORMATION IS SHOWN IN TABLES A, B, AND C AND SUBJECT TO APPROVAL BY THE COUNTY FIRE DEPARTMENT.

CURVE B						
PRKG	R/W	∠B	CURB		R/W	
			RB=	L=	RB=	L=
NO	56'	267d 39' 28"	40'	186.86'	50'	233.58'
NO	60'	260d 14' 18"	40'	181.68'	50'	227.10'
YES	56'	274d 42' 56"	48'	230.15'	58'	278.09'
YES	60'	266d 32' 10"	48'	223.29'	58'	269.81'

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

6-100

CUL-DE-SAC LAYOUT

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DIRECTOR OF PUBLIC WORKS

1/11/2011
DATE

TRAFFIC CONTROL

NUMBER

TITLE

7-010

GENERAL SIGNAGE NOTES

7-020

DEAD-END SIGNS & BARRICADE

7-050

ROADSIDE SIGN POSTS

7-060

STREET NAME SIGNS

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

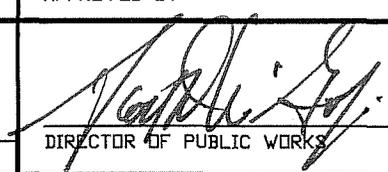
APPROVED BY:

7-000

TRAFFIC CONTROL INDEX

REVISION DATES

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DIRECTOR OF PUBLIC WORKS

4/4/2011
DATE

NOTES: (REFER TO 1-010 FOR ADDITIONAL NOTES)

1. TRAFFIC SIGNS, MARKING AND STRIPING SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAL-MUTCD), CURRENT VERSION AND CALTRANS STANDARD PLANS AND SPECIFICATIONS.

2. THE PLACEMENT OF TRAFFIC SIGNS, MARKINGS, AND STRIPING IN SUBDIVISIONS SHALL FOLLOW A PLAN REVIEWED BY THE COUNTY ENGINEER.

3. THE PLACEMENT OF "STOP" SIGNS AND SPEED LIMIT SIGNS REQUIRE THE APPROVAL OF THE COUNTY BOARD OF SUPERVISORS AT THE REQUEST OF THE COUNTY ENGINEER. SIGNS MUST BE APPROVED AND IN PLACE PRIOR TO OPENING THE ROAD TO THE PUBLIC.

4. STREET NAME SIGNS SHALL CONFORM TO 7-050 AND 7-060.

5. TAPER LENGTHS FOR ROADWAY WIDENING AND NARROWING, TRAFFIC SIGNS, AND PAVEMENT MARKINGS SHALL BE REVIEWED BY THE COUNTY ENGINEER.

6. FLEXIBLE OBJECT AND OTHER MARKERS MAY BE REQUIRED IN RURAL AREAS AS DIRECTED BY THE COUNTY ENGINEER.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

7-010

GENERAL SIGNAGE NOTES

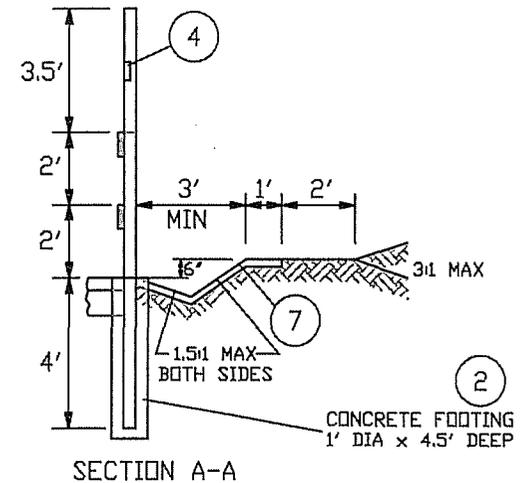
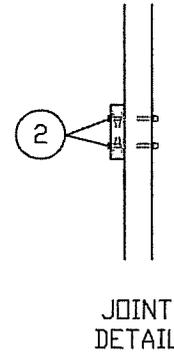
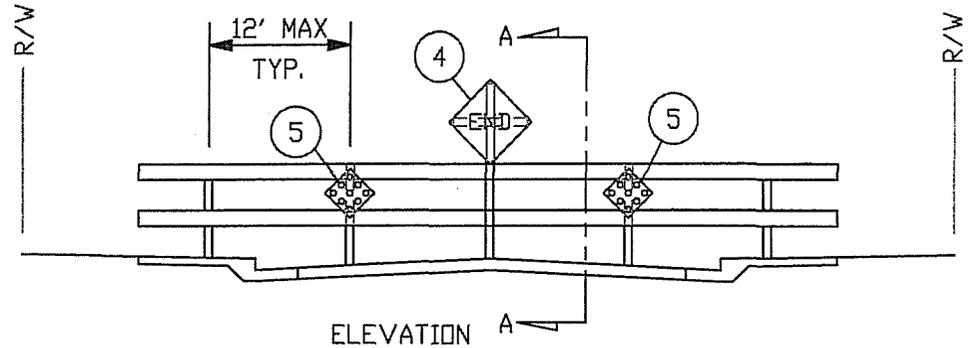
REVISION DATE


DIRECTOR OF PUBLIC WORKS

1/1/2011
DATE

NOTES: (REFER TO 7-010 FOR ADDITIONAL NOTES)

1. WHERE STREETS ARE DEAD-ENDED PENDING FUTURE DEVELOPMENT, THE END SHALL BE PROVIDED WITH A BARRICADE ACROSS ROADWAY AND SIDEWALKS.
2. THE BARRICADE SHALL CONSIST OF 4'x4' POSTS IN CONCRETE FOOTINGS WITH 2'x8' RAILS AS SHOWN. POSTS AND RAILS SHALL BE REDWOOD, CEDAR, OR PRESSURE-TREATED LUMBER; PRIMED AND PAINTED WITH 2 COATS OF WHITE PAINT MEETING FEDERAL SPECS; AND FASTENED WITH 1/2"x6" STAINLESS CARRIAGE BOLTS, NUTS, AND WASHERS (SEE DETAIL).
3. METAL BEAM GUARD RAILS MAY BE USED IN PLACE OF WOOD RAILS PER CALTRANS STANDARD PLANS A77A1 AND A77E1 WITH TYPE SFT END ANCHORS.
4. A CAL-MUTCD W14-1 DEAD END SIGN 30"x30" SHALL BE MOUNTED ON THE EXTENDED CENTER POST AS SHOWN. A 2"x4" STIFFENER SHALL BE NOTCHED TO THE 4'x4' POST FOR SUPPORT.
5. TWO CAL-MUTCD DM4-1 MARKERS 18"x18" SHALL BE MOUNTED ON ADJACENT POSTS AS SHOWN.
6. ADVANCED WARNING SIGNS SHALL BE PLACED AHEAD OF THE BARRICADE IN ACCORDANCE WITH A PLAN APPROVED BY THE COUNTY ENGINEER.
7. DRAINAGE AT THE END OF THE STREET SHALL BE ADDRESSED. WHERE NEEDED, A DITCH AND BERM SHALL BE PROVIDED LEADING TO A STORM DRAIN SYSTEM APPROVED BY THE COUNTY ENGINEER. DITCH AND BERM SHALL BE PAVED WITH 0.30' OF A.C. AND PROVIDED WITH A 1.25% FALL. REFER TO STD 3-010.



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

7-020

DEAD END SIGNS & BARRICADE

REVISION DATE

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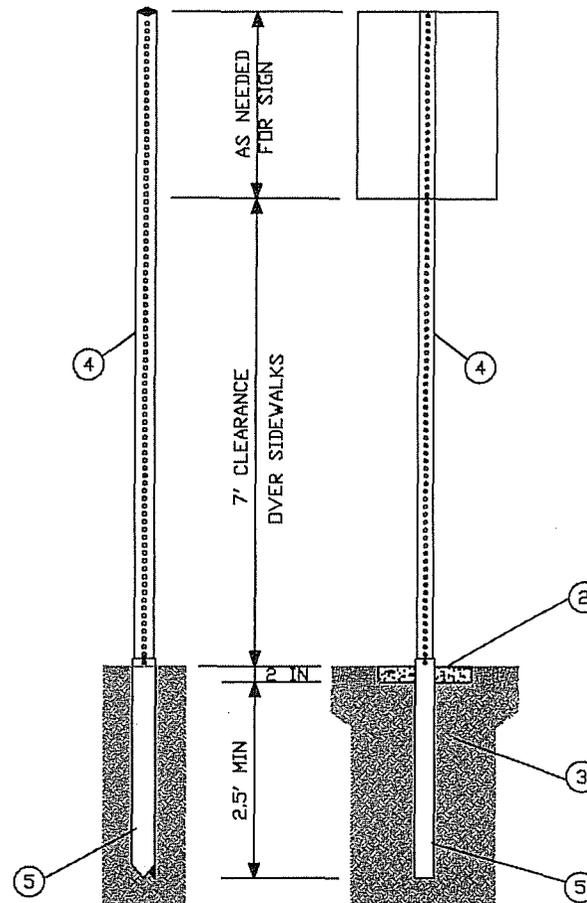
DIRECTOR OF PUBLIC WORKS

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1/1/2011
DATE

NOTES: (REFER TO 7-010 FOR ADDITIONAL NOTES)

1. FOR SIGN POST FOUNDATION SPECIFICATIONS SEE THE CALTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS SECTION 56 (ROADSIDE SIGNS - CONSTRUCTION)
2. IF THE SIGN POST IS TO BE PLACED IN A SIDEWALK, A 12" DIAMETER OR 12x12" SQUARE BLOCKOUT 2" THICK SHALL BE PROVIDED.
3. THE SOIL IN THE BLOCKOUT SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
4. ALL SIGN POSTS SHALL BE A 2x2" SQUARE TUBE OF PERFORATED, 10 OR 12-GAUGE, GALVANIZED STEEL.
5. ALL SIGN POSTS SHALL BE PROVIDED WITH A BREAKAWAY ANCHOR SLEEVE PLACED AT FINISHED GRADE LEVEL.
6. PLACEMENT OF SIGN POSTS SHALL NOT CONFLICT WITH ADA REQUIREMENTS FOR SIDEWALK WIDTH.



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

7-050

ROADSIDE SIGN POSTS

REVISION DATES

DIRECTOR OF PUBLIC WORKS

DATE

[Signature]
1/4/2011

NOTES:

1. PLACEMENT AND MOUNTING DETAILS SHALL FOLLOW CALTRANS STANDARD PLANS FOR ROADSIDE SIGNS. SIGN POST INSTALLATION SHALL FOLLOW 7-050.

2. LETTERING STYLE SHALL FOLLOW THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARD HIGHWAY SIGNS BOOK.

3. ON LOCAL ROADS WITH SPEED LIMITS OF 25 MPH OR LESS, THE LETTERING SHALL BE 4' HIGH CAPITAL LETTERS. SUPPLEMENTARY LETTERING (RD, ST, ETC.) SHALL BE 3' HIGH CAPITALS. 4' LETTERS REQUIRE A 6' SIGN.

4. ON MULTI-LANE STREETS WITH SPEED LIMITS GREATER THAN 40 MPH, THE LETTERING SHALL BE 8' HIGH CAPITALS. SUPPLEMENTARY LETTERING SHALL BE 4' HIGH CAPITALS. 8' LETTERS REQUIRE A 9' SIGN.

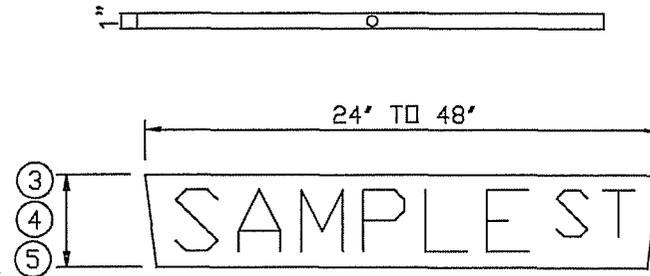
5. ALL OTHER ROADS SHALL HAVE 6' HIGH CAPITAL LETTERS AND 3' HIGH SUPPLEMENTARY CAPITAL LETTERS. 6' LETTERS REQUIRE A 9' SIGN.

6. ALL LETTERS AND BACKGROUND SHALL BE RETROREFLECTIVE.

7. THE COLOR FOR ALL LETTERS SHALL BE WHITE.

8. THE BACKGROUND COLOR FOR PUBLIC STREETS SHALL BE REDWOOD BROWN AND FOR PRIVATE STREETS SHALL BE DARK BLUE AS APPROVED BY THE COUNTY ENGINEER.

9. MOUNTING HARDWARE SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.



COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

APPROVED BY:

7-060

STREET NAME SIGNS

REVISION DATE

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DIRECTOR OF PUBLIC WORKS

1/6/2011
DATE

LANDSCAPE

NUMBER

TITLE

8-010

TREE PLANTING

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

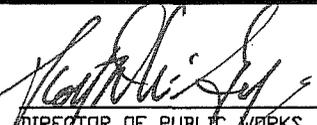
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8-000

LANDSCAPING AND IRRIGATION INDEX

REVISION DATES

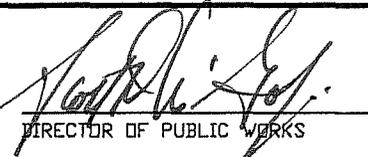
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DIRECTOR OF PUBLIC WORKS

1/4/2011
DATE

NOTES:

1. PARKWAY TREES MUST BE SELECTED FROM THE LIST OF TREES APPROVED BY THE BOARD OF SUPERVISORS AND THE DIRECTOR OF PUBLIC WORKS.
2. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE BEST PRACTICE FOR THE TYPE AND SIZE OF TREE.
3. TREE WELLS IN PARKWAYS OR SIDEWALKS SHALL CONFORM TO APWA STANDARD PLANS AND PROVIDED WITH ROOT SHIELDS, STAKES, PERFORATED PIPES, AND TREE WELL COVERS OR GRATES.
4. TREE WELLS AND GRATES SHALL BE PLACED TO ALLOW AT LEAST 4' OF SIDEWALK CLEARANCE FOR PEDESTRIAN TRAFFIC.
5. TREE GROWTH SHALL BE LARGE ENOUGH TO PROVIDE ADEQUATE SIGHT-DISTANCE AT DRIVEWAYS AND INTERSECTIONS AND AT LEAST 7' OF CLEARANCE OVER SIDEWALKS.
6. WHERE A PARKWAY IRRIGATION SYSTEM IS BEING INSTALLED, IT SHALL BE A DRIP-TYPE SYSTEM.
7. TREES SHALL NOT BE PLANTED ABOVE STORM DRAIN FACILITIES OR OTHER UTILITIES.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:	
8-010	TREE PLANTING	 DIRECTOR OF PUBLIC WORKS	1/4/2011 DATE
		REVISION DATE	