



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Mission Canyon Area Supplement

The MISSION CANYON AREA SUPPLEMENT provides certain special development standards and criteria for projects proposed within this area. This application supplement must accompany all Planning & Development applications for projects within this area.

THIS PACKAGE CONTAINS

✓ APPLICATION

South County Office
123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
Fax: (805) 568-2030

Energy Division
123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2040
Fax: (805) 568-2522

North County Office
624 W. Foster Road, Suite C
Santa Maria, CA 93455
Phone: (805) 934-6250
Fax: (805) 934-6258

Website: www.sbcountyplanning.org

MISSION CANYON AREA SUPPLEMENT

The unincorporated Mission Canyon area (see attached map) is subject to an approved Specific Plan, which establishes certain special development standards and criteria for projects proposed within this area. This special Application Supplement must accompany all Planning and Development permit applications for projects within this area. There may be some redundancies with other application forms; please fill this form out in its entirety so it may be remitted to the City of Santa Barbara.

APPLICANT NAME(s): _____

ASSESSOR'S PARCEL NUMBER(s): _____

SITE ADDRESS: _____

TYPE(S) OF PERMIT(S) FOR WHICH YOU ARE APPLYING:

<input type="checkbox"/> Land Use Permit	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Board of Architectural Review	<input type="checkbox"/> Development Plan
<input type="checkbox"/> Land Division/Lot Line Adjustment	<input type="checkbox"/> Comprehensive Plan Amend.
<input type="checkbox"/> Specific Plan Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezone/Ordinance Amendment	<input type="checkbox"/> Other (specify) _____

If you are applying for a City Architectural Board of Review of Land Use Permit, please submit the following material in addition to the BAR required material:

1. Three (3) copies of this Application Supplement.
2. Three (3) copies of a plot plan, floor plan, and elevations.
[Click to download Site Plan and Topographical Map Requirements](#)

The Planning and Development staff will forward the submitted material to the City of Santa Barbara.

If you are applying for discretionary review (other than a Land Use Permit), the assigned project planner will coordinate all the necessary reviews.

**TO: Santa Barbara City Community Development Department
Brenda Beltz, Planning Division
630 Garden Street, Santa Barbara, CA 93102-1990**

FROM: Santa Barbara County Planning and Development

PLANNER

DATE: _____

RE: Referral of Attached Mission Canyon Area Project
Application for City Review and Comment

The following proposed project lies within the unincorporated Mission Canyon Specific Plan area, and hereby is referred to you for review and comment.

Project Title: _____

Applicant(s): _____

Assessor's Parcel Number(s): _____

Site Address(es): _____

Project Description: _____

Received by County P&D on: _____ CITY COMMENTS ARE DUE BY: _____

Please ensure that we receive any comments you may have by the indicated due date. Let the P&D case planner know if you need additional review time.

Enclosures: Application Supplement, Plans

Other: _____

cc: BAR

1. WATER SERVICE

- a. Does your project require a new or expanded water service connection?
 Yes No (If "No" proceed to item no. 2)
- b. Proposed water source: New Santa Barbara City meter connection
 Existing Santa Barbara City meter connection
 Onsite well/distribution system
 Other (specify): _____
- c. If Santa Barbara City water service is being proposed, have you obtained a "Can and Will Serve" letter from the City Public Works Department)?
 Yes No (If "Yes" please attach a copy)

Advisory: Project applicants requesting city water service shall submit certified title information to the City as proof that the property proposed for development is included under one of the agreements whereby the City provides water service to certain portions of the unincorporated Specific Plan area. When applying for a County Land Use Permit of a proposed residential development within the City's water service area, the applicant shall submit a "Can and Will Serve" letter from the City Public Works Department.

- d. If new or expanded service is proposed from a source other than the City, has this source been approved by Public Health Department, Environmental Health Services?
 Yes No (If "Yes" please attach a copy)

Advisory: If City water service is not available for any reason, the County may accept proof of an adequate private or public water supply approved by the Environmental Health Services.

2. WASTEWATER TREATMENT AND DISPOSAL

- a. Does your project require a new or expanded wastewater treatment and disposal system: Yes No
(If "No" proceed to item No. 3)
- b. Proposed method: Sewer Septic System *** Existing Proposed
- c. If sewer service is proposed, have you obtained a "Can and Will Serve" letter from the County Public Works Department?
 Yes No (If "Yes" please attach a copy)
- d. If a septic system is proposed, has the siting and design of the system(s) been reviewed by Public Health Department, Environmental Health Services?
 Yes No (If "Yes" please attach proof)

3. GEOLOGY/LANDFORM ALTERATIONS

- a. Have you had any special geologic investigation(s) prepared for your project:
 Yes No (if "Yes" please attach a copy of each)
- b. If not, have you been advised by the County Public Works Department and/or by a private geologist that such investigation(s) may be required?
 Yes No

Advisory: The Mission canyon Area Specific Plan contains some general design guidelines for grading and other land alterations, which must be taken into account in the design of your project (if applicable). Please refer to the Specific Plan text for these guidelines.

4. TREE PRESERVATION

Advisory: All new development shall avoid, to the maximum feasible extent, the removal of native and specimen ornamental trees. Those deserving special protection include oaks, sycamores, California bays, alders, willows, and maples. The plot plan submitted with any application for a Land Use Permit shall indicate the location of any trees which are proposed for removal; such mapping need include only healthy trees having a circumference of 17 or more inches measured at 24 inches above adjacent ground level. If it is determined by the Planning and Development that proposed tree removal cannot be avoided, removed trees shall be relocated or replaced onsite. Preferably, replacements for native trees shall be propagated from onsite or nearby specimens. Bonding or other appropriate securities may be required to help ensure the successful relocation/replacement of affected trees.

5. COORDINATION WITH THE CITY OF SANTA BARBARA

Advisory: You must submit an extra copy of the application(s), plot plan, tentative map, etc., which the Planning and Development will send to the City Community Development Department for review and comment.

CERTIFICATE OF ACCURACY AND COMPLETENESS

Must be signed by the owner or authorized agent before a permit can be accepted for processing by the County of Santa Barbara

Signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print Name

Circle One: Owner Agent

Signature

Date

And

I hereby authorize _____ to represent me before Santa Barbara County in all matters related to this application.

Print Name (Owner)

Signature

Date

Or

Print Name (Licensed Contractor)

License Number

Signature

Date

Attachments: Map of Specific Plan Area
Implementation Summary/Checklist

Mission Canyon Area Specific Plan Implementation Summary/Checklist

Water Service (pp. 36, 51)

City SB

Project to be served by City? If so, applicant must submit certified title information to the City as proof that the property proposed for development is included under one of the agreements whereby the City provides service to certain portions of unincorporated Mission Canyon. (Applies only to new service connections).

P&D-LUP

For a P&D Land Use Permit: 1) applicant must submit "Can and Will Serve" letter from City Public Works, or 2) applicant must submit proof of an adequate private or public water supply approved by EHS.

Sewer/Septic (pp. 36, 51)

SPC

Within the Prohibition Area, no development is permitted on septic system; sewers are required. Outside the Prohibition Area, new lots smaller than one acre are prohibited under all circumstances; design and siting of all new septic systems shall be reviewed by the Special Problems Committee.

Geology/slopes (pp. 36, 45-49)

SPC

Proposed development south of Foothill road to be predicated upon site-specific engineering geology and/or fault investigations, as determined necessary and appropriate by the Special Problems Committee.

P&D
SPC

All grading, including "agricultural" grading, requires both a Land Use Permit and a Grading Permit, including review by the Special Problems Committee.

P&D

All development including grading is prohibited on slopes of 30% and greater unless this would preclude all reasonable development of a parcel; development on slopes of 20% and greater should be prohibited except in special instances where this would preclude any reasonable, otherwise permitted use of a legal parcel. County slope map to be the customary tool used in implementation.

SPC

Design guidelines for grading/development shall be followed (review by P&D and the Special Problems Committee prior to Land Use/Building/Grading Permit issuance).

Circulation (pp. 37, 49, 50)

SPC

Roads Division to continue to assess offsite road improvement fees on the discretionary projects (status quo: Subdivision/Special Problems Committee)

Parking(pp. 50, 51)
P&D-case Planner

Variations/modifications for required number of parking spaces should not be granted unless special circumstances can be shown to exist.

SPC

All access roads/driveways must be designed and built to allow emergency vehicle access (Special Problems Committee).

SPC

New development must provide adequate off-street parking for residents and guests, esp. where "No Parking" zones exist and/or where roads are narrow, winding, and/or steep (Special Problems Committee).

Fire Safety
(pp. 37, 45, 49, 50)

Roads Division shall maintain adequate vision clearance at all public road intersections, and shall ensure that new street/driveway intersections will have adequate vision clearance (Special Problems Committee).

SPC

Entire area included within the High Fire Hazard Zone, with special building regulations implemented through the building permit process (Special Problems Committee).

Aesthetics
(pp. 38, 44, 48, 49)

Other, broader implementation measures under jurisdiction of County and City Fire Departments, Sheriff's Department, Roads Division, and Mission Canyon residents (enforcement of parking regulations, establishment of reliable gravity-fed fire flow system, investigation of additional funding needs, development and implementation of fuel management plan/program).

P&D-BAR

All of the Specific Plan area subject to the 'D' (Design Control) Overlay District, thus requiring BAR review for all projects (except as specifically exempted by Art. III). In the future, the Mission Canyon Association may be afforded the opportunity of a courtesy architectural review prior to BAR consideration.

P&D-Grading
SPC

For grading projects not involving structures, which under the SP require a Land Use Permit, P&D must consider aesthetic effects in the context of the SP's grading design standards (pp. 45, 46) and applicable Comprehensive Plan policies (esp. Hillside/Watershed Protection and Visual Resources), in consultation with the Special Problems Committee.

Tree Protection
(p. 51)

All new development shall avoid, to the maximum feasible extent, the removal of native and specimen ornamental trees. Those deserving special protection include oaks, sycamore, California bays, alders, willows, and maples.

P&D

The plot plan submitted with any application for a Land Use Permit shall indicate the location of any trees which are proposed for removal; such mapping need include only healthy trees having a circumference of 17 or more inches measured at 24 inches above adjacent ground level. If it is determined by Planning and Development that proposed tree removal cannot feasibly be avoided, removed trees shall be relocated or replaced onsite. Preferably, replacements for native trees shall be propagated from onsite or nearby specimens. Bonding or other appropriate securities may be required to help ensure the successful relocation/replacement of affected trees.

Cult/Hist. Res.,(pp 38,50)P&D

All Land Use Permit applications for projects which involve grading or other land alterations shall be referred to P&D for review of potential cultural/historical resource sensitivity, based upon consultant survey reports prepared for both the Prohibition Area and the Maintenance Area. (Note: the latter survey and report are pending. Until their completion, P&D may have to perform field checks for some Land Use Permit applications within the maintenance Area.) P&D shall formulate, and Development Review and/or other County departments shall require the implementation of any necessary mitigation measures.

Processing

The Specific Plan requires a Land Use Permit for all development, including all grading projects whether or not structures are proposed. In addition, "agricultural" grading projects shall require both a Land Use Permit and a Grading Permit. Virtually all structural projects require BAR approval.

Two (2) extra copies of all P&D permit application submittal materials shall be required. One of these, in most cases, will be sent to P&D for review of archaeological/historical sensitivity and, possibly, tree protection measures. The other extra copy, in all cases, will be sent to the City Community Development Department within five days of the acceptance of the application as "complete: (in most cases, it should be sent the same day as received by the P&D). There is a form cover letter to use for this referral; the planner must fill in the blanks as appropriate. Normally, P&D will give the City fourteen (14) calendar days in which to respond in ministerial projects (Land Use Permits, etc.) and thirty (32) or more days in discretionary projects (land divisions, CUPs, etc.) The City's comments and recommendations, if any, shall be considered in establishing conditions, making recommendations on discretionary projects, etc.

Finally, no P&D permit application shall be accepted as "complete" without the Mission Canyon area application supplement. The supplement, to which this Implementation Summary Checklist will be an attachment, shall be distributed to prospective applicants with the standard application forms.