

# Memorandum

**DATE:** 07/08/2025

**TO:** Kathleen Volpi  
Planning and Development  
County of Santa Barbara

**FROM:** Christopher Olmstead, Captain  
Santa Barbara County Fire Department

**SUBJECT:** APN: 137-120-009 Permit: 22TRM-00001 Project: 25FDR-00043  
Site: 1135 Highway 246, Buellton  
Project: Vesting Tract Map 14,873 – Subdivision of 153.33 Acre Property into Nine Parcels



Digitally signed by Christopher Olmstead  
DN: cn=US,  
Email=olmstead@countyofsb.org,  
o=Santa Barbara County Fire Department, ou="Captain Christopher Olmstead",  
c=Christopher Olmstead  
Date: 2025.07.08 16:21:46-0700

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

## CONDITIONS FOR VESTING TRACT MAP

The Fire Prevention Division must be notified of any changes to the project proposal.  
A change in the project description may cause conditions to be imposed.

## PROJECT DEVELOPMENT

We submit the following with the understanding the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

## PRIOR TO MAP RECORDATION

1. All access ways shall be installed prior to map recordation. Access ways shall be made serviceable and maintained for the life of the project.

- An access plan shall be submitted for approval by the fire department prior to any work being undertaken.
- Access shall provide a minimum road width of 20 feet with 2-foot shoulders on each side.
- All dead-end roads shall terminate into a bulb turnaround.
- Surface shall be all-weather or paved.
- All portions of the access exceeding 10 percent in slope shall be paved.
- All portions of the access exceeding 15 percent in slope shall be engineered concrete.
- All portions of the access exceeding 20 percent in slope shall be engineered brushed concrete.
- A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
- Reference Santa Barbara County Fire Department Development Standard #1.\*

All access ways shall be installed prior to map recordation. Access ways shall be made serviceable and maintained for the life of the project.

2. Access and water easements shall be provided prior to map recordation.

- Main access roads shall provide a minimum of 60 feet easements. Driveway access shall be provided a minimum of 30 feet easements.
- Water easements for the fire water system shall be provided and shown on plans.

Access and water easements shall be provided prior to map recordation.

3. A fire water plan shall be submitted for review and approval. The plan shall indicate if the fire water system will be a collective system or part of a water purveyor system or provided per parcel. Location of water source shall be provided, and all water easements shall be indicated on plans. Fire department water supply requirements outside of a water purveyor's district shall include a stored water fire protection system.

- Plans for a stored water fire protection system shall be approved by the fire department and shall include all tanks, piping, pumps, and appurtenances.
- Required water supplies for fire protection shall be installed and made serviceable prior to construction and for the life of the project.
- 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.
- Water storage shall be reserved for fire protection purposes exclusively and above the amount required for domestic usage.
- All above ground water piping, including all pipes at the water tank as well as fire hydrant locations, shall consist of galvanized metal.
- Fire Department hose connections shall be located a minimum of 50 feet and a maximum of 150 feet from all structures it serves.
- Reference Santa Barbara County Fire Department Development Standard #3.\*

A fire water plan shall be submitted for review and approval. The plan shall indicate if the fire water system will be a collective system or part of a water purveyor system or provided per parcel. Location of water source shall be provided, and all water easements shall be indicated on plans.

4. All fire hydrants shall be installed prior to map recordation. The number and location shall be as per an approved fire water plan that has flow rates and locations.

5. Private road naming shall be required for this project. The road naming shall be established prior to map recordation

**PRIOR TO VERTICAL DEVELOPMENT  
THE FOLLOWING CONDITIONS SHALL BE MET**

6. A Fire Protection Plan that details the defensible space requirements and describes ways to minimize and mitigate potential for loss from wildfire exposure. CC&Rs or similar associated agreement shall provide for the HOA to either maintain or enforce maintenance of defensible space requirements and approved vegetation management plan.

**ADVISORY**

7. All standard fire department conditions and current codes shall apply at time of development.

As always, if you have any questions or require further information, please email [pe.inquiries@countyofsb.org](mailto:pe.inquiries@countyofsb.org) and include your permit number.

County of Santa Barbara  
Public Works Department  
**Office of the County Surveyor**  
Aleksandar Jevremovic, County Surveyor  
123 E. Anapamu Street  
Santa Barbara, California  
(805) 568-3020 FAX (805) 568-3318



## MEMORANDUM

DATE: February 26, 2024  
TO: Kathleen Volpi, Planner, Santa Barbara County Planning & Development  
FROM: E. Teñell Matlovsky, Survey Supervisor *EM*  
RE: 22RDN-00003 Sobhani Road Naming (1135 Highway 246)  
Sobhani Tentative Tract Map 14873 Road Naming Project, Solvang Area  
(APNs: 137-120-009, 137-120-023, 137-250-021, & 137-250-075)

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The following proposed road names **are** in compliance with Chapter 35 of the Santa Barbara County Code:

Montevale Road  
Monte Luna Road

The following proposed road name **is not** in compliance with Chapter 35 of the Santa Barbara County Code:

Monte Verde Road – MONTE VERDE DR  
– No name should duplicate another road name used elsewhere in the county.  
Similar sounding names are considered duplicates regardless of spelling. Sec.35-507.5(a)(1)

Additionally this road naming proposal appears may need multiple road names.  
– Where roads intersect at an interior angle of 110 degrees or less, each segment shall be given a different name, if doing so will reduce confusion when locating an address. Sec.35-507.5(c)(3)

Please feel free to contact me if you have any questions.

Sincerely,  
E. Teñell Matlovsky  
Survey Supervisor  
(805)568-3020  
[tmatlov@countyofsb.org](mailto:tmatlov@countyofsb.org)

**COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT**

123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-3000



**SCOTT D. MCGOLPIN**  
Director

February 26, 2024

County Subdivision Committee  
123 East Anapamu Street  
Santa Barbara, CA 93101

**RE: Tentative Tract Map No. 14,873 (22TRM-00000-00001)**  
**APN: 137-120-009, 023, 137-250-021, 075**

**Owner :** Gloria Stephens Sobhani, Trustee of the Sobhani 2005 Trust

**Address:** 1135 E Highway 246  
Solvang, CA 93463

**Requirements of the County Surveyor's Office**

Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Tract Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.



Very truly yours,

*E. Teñell Matlovsky*

Deputy for:

Aleksandar Jevremovic  
County Surveyor



**Santa Barbara County Public Works Department  
Water Resources Division**

Flood Control ♦ Water Agency ♦ Project Clean Water  
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101  
PH (805) 568-3440 FAX (805) 568-3434  
<http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956>

**SCOTT D. MCGOLPIN**  
Director Public Works

**WALTER RUBALCAVA**  
Deputy Director Water Resources

December 22, 2022

Ben Singer, Planner  
County of Santa Barbara  
Planning & Development Department  
624 W. Foster Rd  
Santa Maria, CA 93455

**Re: 22TRM-00000-00001; Sobhani Vesting Tract Map  
APNs: 137-120-009,-023, 137-250-021,-075; Santa Ynez**

Dear Mr. Singer:

The Public Works Department Water Resources Division has the following conditions for the proposed project to divide existing 153.33 acre parcel into nine lots. Eight of the proposed parcels will be 10 acres in size, the ninth lot will be 72.2 acres in size. Two improved private driveways off highway 246 would access the upper eight lots over Lot 9. Driveway stormwater runoff would be directed to two stormwater detention basins located on Lot 9. Individual stormwater basins would be developed on each of the eight upper lots to manage stormwater runoff from future development of impervious surfaces. A Homeowner's Association would manage and maintain the private driveways and common stormwater detention basins on behalf of the lots pursuant to the CC&Rs.

At the time that the each or the combined lots approach the County for development, the applicants may be required to comply with Flood Control District and Project Clean Water regulations.

**A. Flood Control & Water Conservation District**

1. General/ Prior to Lot Development:

- a. Consult with the Flood Control District to determine applicable requirements at the time of development.

**B. Project Clean Water**

1. General/ Prior to Lot Development:

- a. Consult with the Flood Control District to determine applicable requirements at the time of development.

**C. Prior to Map Recordation**

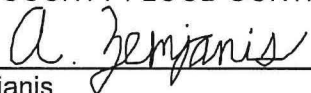
Add the following Project Clean Water and Flood Control & Water Conservation District language to the Information Sheet on the Tract Map, or provide as a separate document that must be recorded at the same time as the map:

22TRM-00000-00001; Sobhani Vesting Tract Map  
12/22/2022  
Page 2 of 2

AT THE TIME THAT THE EACH OR THE COMBINED LOTS APPROACH THE COUNTY FOR DEVELOPMENT, THE APPLICANTS MAY BE REQUIRED TO COMPLY WITH FLOOD CONTROL DISTRICT AND PROJECT CLEAN WATER REGULATIONS. CONSULT WITH THE DISTRICT PRIOR TO LOT DEVELOPMENT TO DETERMINE APPLICABILITY OF ADDITIONAL REQUIREMENTS.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By:   
Aurora Zemjanis  
Engineering Technician | Flood Control Development Review  
[azemjan@countyofsb.org](mailto:azemjan@countyofsb.org)

Cc: Brian Tetley | [btetley@urbanplanningconcepts.com](mailto:btetley@urbanplanningconcepts.com)  
Gloria Sobhani | 204 Rametto Rd. Santa Barbara, CA 93108



air pollution control district  
SANTA BARBARA COUNTY

December 13, 2022

Ben Singer  
Santa Barbara County  
Planning and Development  
624 W. Foster Road  
Santa Maria, CA 93455

Sent Via Email: [Bsinger@countyofsb.org](mailto:Bsinger@countyofsb.org)

**Re: Santa Barbara County Air Pollution Control District Suggested Conditions on Sobhani Vesting Tract Map, 22TRM-00000-00001**

Dear Ben Singer:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the subdivision of four existing lots into nine new lots. Eight lots will be 10 acres and zoned Ag-I-10, and one lot will be approximately 72 acres and zoned Ag-I-40. Improvements include a private road and two new detention basins. The project will require 78,926 cubic yards (cy) of cut and 121,750 cy of fill with 42,824 cy of export. The subject properties are currently identified as APNs 137-120-009, 137-120-023, 137-250-021, and 137-250-075, addressed as 1135 E. Highway 246 in the unincorporated Solvang area.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
3. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.
4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.

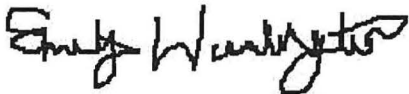
In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, and dust:

Aeron Arlin Genet, Air Pollution Control Officer

1. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.
3. Advisory: The applicant should determine if there are any structure(s) proposed for demolition or renovation containing asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For more information on asbestos in construction, please see [www.ourair.org/asbestos](http://www.ourair.org/asbestos).

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8334 or via email at [WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org).

Sincerely,



Emily Waddington,  
Air Quality Specialist  
Planning Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: Planning Chron File



**ATTACHMENT A**  
**FUGITIVE DUST CONTROL MEASURES**

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

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

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



**ATTACHMENT B**  
**DIESEL PARTICULATE AND NO<sub>x</sub> EMISSION REDUCTION MEASURES**

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

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO<sub>x</sub>), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO<sub>x</sub> and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see [www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm](http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm).
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO<sub>x</sub> idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

**PLAN REQUIREMENTS AND TIMING:** Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

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