



**BUILDING AND SAFETY DIVISION**  
**GUIDELINES FOR “SPECIAL PROBLEM AREA” DEVELOPMENT**

THE BOARD OF SUPERVISORS HAS DESIGNATED THE BELOW LISTED LOCATIONS BY RESOLUTION AND BY COUNTY ORDINANCE NO. 4244, AS A “*SPECIAL PROBLEM AREA*”:

- |                         |                                 |
|-------------------------|---------------------------------|
| 1) BALLARD              | 6) HOLLISTER ROAD AT MODOC ROAD |
| 2) JANIN ACRES          | 7) MISSION CANYON               |
| 3) LOS ALAMOS           | 8) NAPLES                       |
| 4) LOS OLIVOS           | 9) SHEPARD MESA                 |
| 5) SWEENEY ROAD, LOMPOC | 10) SUMMERLAND                  |

The Special Problems Area Review Committee (SPARC) addresses concerns that may arise from proposed development’s effects on drainage, waste water disposal, access road width, location and elevation, geologic and soil conditions, prevention of damage to public or private property, risk-of-injury to persons and the creation of a nuisance.

To facilitate a timely project review, (7) seven additional Site, floor and elevation plans, along with other appropriate documents, need to be submitted to SPARC at the time of application for a building and/or grading permit.

**THE SITE PLAN NEEDS TO SHOW THE FOLLOWING INFORMATION:**

1. Parcel map information, property lines and parcel dimensions, closest public or private streets.
2. Site Plan to show existing and proposed development (improvements).
3. Existing and proposed contours with two (2) feet intervals, location of creeks and drainage channels, creek banks and recorded easements.
4. The proposed finished floor elevations, building-pad elevation and a master-drainage pattern (including disposal points).
5. Estimates of earth volumes to be moved (on-site), proposed cut & fill, imported and/or exported amounts (off-site). Show proposed slopes, retaining walls and other walls and drainage structures.
6. Location of existing- or proposed septic system, as applicable.

In addition to a completed application for a NEW RESIDENCE, the applicant must submit a recent soils report (12-month old maximum) **or** a current, wet stamped update letter for an out-of date soils report or geotechnical report. After project review, the SPARC will deliver its findings by a written response to the applicant’s assigned planner.

**SPECIFIC QUESTIONS MAY BE DIRECTED TO THE COMMITTEE MEMBERS AS FOLLOWS:**

- |                |                                    |           |
|----------------|------------------------------------|-----------|
| Dale Weber     | Public Works Dept./ Flood Control  | #568-3446 |
| Will Robertson | Public Works Dept./ Transportation | #739-8785 |
| Jeff Thomas    | Planning & Develop. Dept./ Grading | #934-6513 |
| Paul Jenzen    | Environmental Health Dept.         | #346-8461 |
| Martin Johnson | SB County Fire Dept.               | #681-5528 |