

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
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December 11, 2018

Friends of the Eastern Goleta Valley  
Ravid Raphael  
5546 Berkeley Road  
Santa Barbara, CA 93111

PLANNING COMMISSION  
HEARING OF DECEMBER 5, 2018

***RE: Friends of the Eastern Goleta Valley Appeal of Patterson Avenue Holdings;  
18APL-00000-00004, 18APL-00000-00005***

Hearing on the request of Friends of Eastern Goleta Valley, to consider Case Nos. 18APL-00000-00004 and 18APL-00000-00005 [applications filed on February 26, 2018] to appeal the South Board of Architectural Review's (SBAR) preliminary design approval of Case No. 16BAR-00000-00154 and the Director's approval of Case No. 16DVP-00000-00013, in compliance with Chapter 35.82.080 of the County Land Use and Development Code, on property located in the C-2 zone; and to determine the project is exempt from CEQA pursuant to Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 067-200-005, located at 80 North Patterson Avenue, in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District. (Continued from 4/25/18 and 8/01/18)

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Dear Mr. Raphael:

At the Planning Commission hearing of December 5, 2018, Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 3 to 1 (Cooney no; Brown recused) to:

1. Deny the appeals, Case Nos. 18APL-00000-00004 and 18APL-00000-00005;
2. Make the required findings for approval of the project, Case Nos. 16BAR-00000-00154 and 16DVP-00000-00013, included as Attachment A of the staff memorandum dated November 27, 2018, including California Environmental Quality Act (CEQA) findings;
3. Determine that the project is exempt from CEQA pursuant to the State CEQA Guidelines Section 15303, included as Attachment C of the staff memorandum dated November 27, 2018; and
4. Grant *de novo* approval of the project, Case Nos. 16DVP-00000-00013 and 16BAR-00000-00154, as modified, subject to the conditions included as Attachment B of the staff memorandum dated November 27, 2018.

***The attached findings and conditions reflect the Planning Commission's actions of December 5, 2018.***

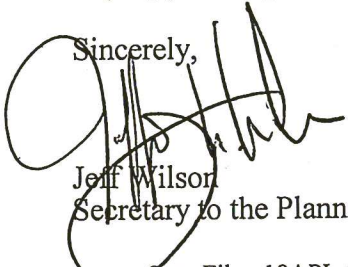
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on December 17, 2018 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$668.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

**A protest of mitigation fees imposed pursuant to Conditions 23, 24, 25, 26, 27, and 28 in Action Letter dated December 11, 2018 may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.**

Sincerely,



Jeff Wilson  
Secretary to the Planning Commission

cc: Case File: 18APL-00000-00004, 18APL-00000-00005  
Planning Commission File  
Agent: Edward DeVicente, DMHA Architecture and Interiors, 1 N. Calle Cesar Chavez #102, Santa Barbara, CA 93103  
Owner: Patterson Avenue Holdings LLC, 1933 Cliff Drive, Santa Barbara, CA 93109  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Community Services Department  
Public Works  
Environmental Health Services  
APCD  
Janet Wolf, Second District Supervisor  
Cecilia Brown, Second District Planning Commissioner

Planning Commission Hearing of December 5, 2018  
Friends of the Eastern Goleta Valley Appeal of Patterson Avenue Holdings; 18APL-00000-00004, 18APL-00000-00005  
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✓ Jenna Richardson, Deputy County Counsel  
✓ Sean Stewart, Planner

**Attachments:**            **Attachment A – Findings**  
                                 **Attachment B – Conditions of Approval**

JW/dmv

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## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

The County Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. Please see Attachment C, CEQA – Notice of Exemption.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 FINDINGS REQUIRED FOR DEVELOPMENT PLANS

**In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings, as applicable:**

##### 2.1.1 **The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.**

The proposed project consists of the construction of a 6,723 square foot office building and associated parking on a currently vacant 0.54 acre lot. As discussed in Section 6.4 of the staff report dated April 17, 2018, and Section 2.3 of this staff memo dated November 27, 2018, both incorporated herein by reference, the proposed project meets setbacks, satisfies the minimum parking requirements for a commercial office building, and provides adequate ingress and egress as well as fire department turn around on site.

The project meets height restrictions and ensures perpetuation of public views over the site to the mountains. The proposed project preliminarily meets stormwater management requirements and is conditioned to comply with stormwater requirements. As such, the site is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and the intensity of development proposed. Therefore, this finding can be made.

##### 2.1.2 **Adverse impacts will be mitigated to the maximum extent feasible.**

The adverse impacts resulting from the project were mitigated to the maximum extent feasible. The one oak tree proposed for removal would be replaced with three, 24-inch box coast live oaks to be planted onsite as discussed in Section 1 of this staff memo dated November 27, 2018, and incorporated herein by reference. A stormwater control plan (Attachment D, sheet C102) has been designed to ensure the project complies with the Low Impact Development Standards pertaining to stormwater control and also so that historical flow rates during storm events are not exceeded as a result of the project. As discussed in Finding 2.1.3 and incorporated herein by reference, the project would not result in traffic impacts and therefore mitigation measures pertaining to traffic were not required. Regarding water usage, the project would be subject to a condition of approval to ensure compliance with the Water Efficient Landscape Ordinance (WELo) (Attachment B, Condition 11). Therefore, this finding can be made.

##### 2.1.3 **Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.**

As discussed in Section 6.3 of the staff report, dated April 17, 2018, and Section 2.2 of this staff memo dated November 27, 2018, both incorporated herein by reference, a traffic study and sight distance analysis was prepared for the project (Associated Transportation Engineers, dated January 5, 2017, & August 16, 2017) and was accepted as adequate by Public Works. Project access also was reviewed and approved by Caltrans and by County Fire. The traffic study for the proposed project found that the net increase in traffic resulting from the proposed use would not result in significant traffic impacts,

and that the proposed project does not include unsafe conditions. (See Attachment J to the staff report dated April 17, 2018, Traffic Study,). The Traffic Study concluded the project would generate 89 average daily trips, 14 A.M. peak hour trips, and 13 P.M. peak hour trips. Analyzed under the County's thresholds, the increase in level of service for the Patterson Avenue/Highway 101 and Patterson Avenue/Calle Real intersections would not result in significant impacts given that each of those intersections would operate acceptably at LOS C with future volumes, given the completion of the improvements to the Patterson Avenue/Highway 101 interchange as a result of the Cavaletto Tree Farm Project. (See Attachment J to the staff report dated April 17, 2018, Traffic Study.) Therefore, streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed project, and this finding can be made.

**2.1.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.**

As discussed in Section 6.3 of the staff report dated April 17, 2018, and Section 2.2 of this staff memo dated November 27, 2018, both incorporated herein by reference, there are adequate available services for the proposed development, including fire, police, sewage disposal, and water supply services. Therefore, this finding can be made.

**2.1.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.**

The proposed project is for the construction of a new office building. The project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood. As discussed in Sections 6.1 and 6.3 of the staff report dated April 17, 2018, and Section 2.2 of this staff memo dated November 27, 2018, both incorporated herein by reference, the project is designed to be compatible and in scale with the existing commercial and residential development in the surrounding area. The project would be conditioned to limit construction related impacts related to noise, parking, and dust control. (See Attachment B, Conditions 5, 7, 9, and 12.) Therefore, this finding can be made.

**2.1.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.**

As discussed in Sections 6.3 and 6.4 of the staff report dated April 17, 2018, and Sections 2.2 and 2.3 of this staff memo dated November 27, 2018, both incorporated herein by reference, as conditioned the proposed project complies with all applicable requirements of the LUDC and the Comprehensive Plan, including the Eastern Goleta Valley Community Plan. Therefore, this finding can be made.

**2.1.7 Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.**

The subject parcel is not located within a rural area on the Comprehensive Plan maps. Therefore, this finding does not apply to the project.

**2.1.8 The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.**

There are no easements required for public access through the lot, or public use of a portion of the subject property. Therefore, this finding can be made.

## **2.2 ADDITIONAL FINDINGS REQUIRED FOR FINAL DEVELOPMENT PLANS**

**In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.**

The proposed Development Plan is acting as both a Preliminary and Final Development Plan. Therefore, this finding can be made

## **2.3 DESIGN REVIEW FINDINGS**

**In compliance with Subsection 35.82.070.F.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for Design Review the review authority shall first make all of the following findings, as applicable:**

- 2.3.1 Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.**

The 22'-6" tall structure has been designed to be human scale and therefore complementary to the residential neighborhoods to the north. Its windows, doors, eaves, and facades have all been scaled specific to people and therefore match the scale of the nearby residential development. The 15' tall reduced plate height ensures that the mass of the structure is consistent with the Patterson Plus Self Storage Facility located opposite Patterson Avenue, as well as other surrounding development. Therefore, this finding can be made.

- 2.3.2 Electrical and mechanical equipment will be well integrated into the total design concept.**

Electrical and mechanical equipment is not visible as it is located inside the building for the most part and is otherwise hidden from view in a roof well. Therefore, this finding can be made.

- 2.3.3 There will be harmony of color, composition, and material on all sides of a structure.**

The project has been designed with materials and colors that are consistent among all building elevations. Material colors were selected that utilized earth tones to harmonize the color of the building with the character of surrounding development and the backdrop of the Santa Ynez Mountains. The composition of the structure is harmonious based on these design factors. Therefore, this finding can be made.

- 2.3.4 There will be a limited number of materials on the exterior face of the structure.**

The project utilizes concrete, metal, wood, and glass in the design of the exterior face of the structure. Based on these limited materials, this finding can be made.

**2.3.5 There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The proposed building is human scale with its varied rooflines and entry porch but also has some stylistic aspects that are compatible with the storage building complex to the north, east, and west. The project effectively transitions between the character of the immediate neighbor (mini storage) and the residential neighborhoods beyond. Therefore, this finding can be made.

**2.3.6 Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.**

The siting, layout, and grading of the project are appropriate and well designed to address the value of the site. The 15' lowered plate height of the building is designed to preserve public views of the mountains over the site and the existing contours of the parcel would not be overly manipulated resulting in excessive grading. Therefore, this finding can be made.

**2.3.7 Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.**

There is no significant vegetation to be removed. The existing myoporum along northern property line is nonnative and invasive. The proposed landscaping is sufficient and works well with the proposed architecture. Setbacks and landscaping is appropriate to ensure the building is compatible with its corner lot location. In addition, the site benefits from the CalTrans' wide landscape buffer by providing additional landscaping between the right-of-way and project's development area. Therefore, this finding can be made.

**2.3.8 Signs, including associated lighting, are well designed and will be appropriate in size and location.**

There are no signs proposed as part of the project. Therefore, this finding does not apply.



**ATTACHMENT B: CONDITIONS OF APPROVAL**  
**WITH ATTACHED DEPARTMENTAL LETTERS**

1. **Proj Des-01 Project Description.** The project includes a request for approval of a Development Plan to permit the construction of a new 6,723 square foot (gross) shell office building. The office building would include two restrooms, one utility room, and one janitor's closet located immediately adjacent to the main entry in the northwest corner of the building totaling 844 square feet. The remaining 5,879 square feet of the ground floor is designed as an open floor plan allowing for tenant improvements. The structure would measure a maximum of approximately 22'-6 1/4" feet in height from existing grade. The project would include a new surface parking lot with four compact spaces, 17 regular spaces, 1 electric vehicle space, and 1 handicapped accessible parking space, for a total of 23 parking spaces on site. The site would receive 4,857 square feet of new landscaping. One coast live oak (*Quercus agrifolia*) tree is proposed for removal and would be replaced with three, 24-inch box coast live oaks to be planted onsite. A block site wall measuring between 0-6 feet in height, starting south of the new driveway along Patterson Avenue and extending south approximately 235 feet is proposed along the western property line. Grading would include approximately 1,213 cubic yards of cut, 849 cubic yards of fill and 364 cubic yards of export. Access would be provided via a new two-way driveway connecting to Patterson Avenue at the northwest corner of the property. The property is a vacant 0.54-acre parcel zoned C-2 and shown as Assessor's Parcel Number 067-200-005, located at 80 North Patterson Avenue in the Eastern Goleta Valley area, 2nd Supervisorial District.
2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

**CONDITIONS BY ISSUE AREA**

3. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to previous BAR approval (16BAR-00000-00154).

**TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after

10 p.m.

**PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan, including lighting fixtures, for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

**TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

**MONITORING:** P&D and BAR shall review a Lighting Plan for compliance with this measure prior to Zoning Clearance issuance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
  - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
  - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
  - f. Order increased watering as necessary to prevent transport of dust off-site.
  - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
  - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

**PLAN REQUIREMENTS:** These dust control requirements shall be noted on all grading and building plans.

**PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

**TIMING:** The dust monitor shall be designated prior to 1<sup>st</sup> Grading or Building Permit.

The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

**MONITORING:** P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading, Building, and Permit Compliance staff shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

6. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

**PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

**MONITORING:** P&D permit processing planner shall check plans prior to approval of grading and building plans and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

7. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

**PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

**TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

**MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and permit compliance staff shall respond to complaints.

8. **NPDES-23 SWQMP-Operation:** The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall follow the County Stormwater Technical Guide (See Project Clean Water's Condition Letter, dated XX, 2017) and shall identify:
  - a. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;

- b. Potential pollutant sources that may affect the quality of the storm water discharges;
- c. Design and placement of structural and non-structural BMPs to address identified pollutants;
- d. Inspection and maintenance program;
- e. Method for ensuring maintenance of all BMPs over the life of the project.

**PLAN REQUIREMENTS:** The Owner/Applicant shall (1) submit the SWQMP to Project Clean Water for review and approval prior to issuance of Zoning Clearance; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to rough grade inspection, and if appropriate for landscape installation, prior Building Inspection Clearance to ensure installation and maintenance.

**TIMING:** SWQMP measures shall be constructed and operational prior to rough grade inspection (if feasible), and if appropriate for landscape installation, prior to Final Building Inspection Clearance. The Owner shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D/Project Clean Water compliance monitoring staff annually between October 1st and 31st. The Owner/Applicant shall record a buyer notification prior to issuance of Zoning Clearance that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above.

**MONITORING:** The Owner/Applicant shall demonstrate to Project Clean Water that SWQMP components are in place prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.

9. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

**PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance and Building.

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

10. **SolidW-03 Solid Waste-Construction Site.** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as directed by Permit Compliance, and shall ensure site is free of trash and debris when construction is complete.

**PLAN REQUIREMENTS:** All Building plans shall contain notes that the site is to remain trash-free throughout construction.

**TIMING:** Prior to building permit issuance, the Owner/Applicant shall designate and

provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

**MONITORING:** Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

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

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

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

12. **WatCons-05 Reclaimed Water for Dust Suppression:** Reclaimed water shall be used for all dust suppression activities during grading and construction.

**PLAN REQUIREMENTS:** This measure shall be included as a note on the grading plan.

**TIMING:** Prior to the commencement of earth movement, the Owner/Applicant shall demonstrate to the P&D permit processing planner and Building & Safety that non-potable or reclaimed water shall be supplied to the project site during all ground disturbances when dust suppression is required.

**MONITORING:** P&D compliance monitoring staff shall inspect activities in the field to ensure non-potable water is being used for dust suppression.

13. **WatCons-09 Compliance with Strictest Conservation Regs.** Final landscape plans shall comply with the most stringent applicable State and/or local regulations for landscape irrigation water conservation in effect at the time of the plan-check application for the final landscape plans. Relevant regulations include the Governor's emergency drought declaration and recent changes to State Model Water Efficient Landscape Ordinance and California Green Building Code. Compliance may require a re-design from previously approved Conceptual Landscape plans. Landscape areas and tree coverage may not be reduced. In the instance where any differences exist between the requirements of this condition and elements of other permit conditions, the requirements of this condition shall prevail.

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

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance and Building permits.

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

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

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

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance and Building permits.

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

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

## **COUNTY RULES AND REGULATIONS**

16. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
17. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
18. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan.
19. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
20. **Rules-18 CUP and DVP Revisions.** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.
21. **Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved permit plans. Substantial conformity shall be determined by the Director of P&D.
22. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
23. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay

development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total Library DIMF amount is currently estimated to be \$1,647.14 (2018-19 Development Impact Mitigation Fee Summary Sheet). This is based on a project type of Non-Retail Commercial and a project size of 6,723 square feet.

**TIMING:** Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

24. **DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total Public Administration DIMF amount is currently estimated to be \$7,099.49 (2018-19 Development Impact Mitigation Fee Summary Sheet). This is based on a project type of Non-Retail Commercial and a project size of 6,723 square feet.

**TIMING:** Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

25. **DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total County Sheriff DIMF amount is currently estimated to be \$3,791.77 (2018-19 Development Impact Mitigation Fee Summary Sheet). This is based on a project type of Non-Retail Commercial and a project size of 6,723 square feet.

**TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

26. **DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total Fire DIMF amount is currently estimated to be \$6,319.62 (2018-19 Development Impact Mitigation Fee Summary Sheet). This is based on a project type of Non-Retail Commercial and a project size of 6,723 square feet.

**TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

27. **DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF

amount is currently estimated to be \$18,777.34 (2018-19 Development Impact Mitigation Fee Summary Sheet).

**TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

28. **DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount is currently estimated to be \$242,784 (Condition Letter dated January 4, 2018).

**TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

29. **Rules-26 Performance Security Required:** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation, and installation and maintenance of Storm Water Control Plan components. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced landscape plan and Storm Water Control Plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plans for five years of maintenance of the items.

The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, and Storm Water Control Plan components per their respective conditions requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation, and Storm Water Control Plan components have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance securities until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation and Storm Water Control Plan components, P&D may use the security to complete the work.

**TIMING:** Performance securities shall be collected prior to issuance of Zoning Clearance.

**MONITORING:** Project Clean Water sign-off of the Zoning Clearance shall be required prior to issuance in regards to the Storm Water Control Plan. P&D Processing Planner shall submit documentation regarding the installation and maintenance securities, for landscaping and storm water control plan requirements, to Accounting. Permit Compliance will coordinate with Accounting at the appropriate times to release the securities, as applicable.

30. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District dated November 4, 2016;
  - b. Project Clean Water dated November 10, 2016;
  - c. Flood Control Water Agency dated April 18, 2017;
  - d. Parks Department dated December 11, 2017;
  - e. Transportation Division dated January 4, 2018;



f. Environmental Health Services dated March 7, 2017.

31. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
32. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
  - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit [\$3,000 major PMC fee] prior to issuance of Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
  - c. Note the following on each page of grading and building plans “This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;
  - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
33. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
34. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

Friends of the Eastern Goleta Valley Appeal of Patterson Avenue Holdings; 18APL-00000-00004, 18APL-00000-00005  
Attachment B – Conditions of Approval  
Page B-10



**Santa Barbara County  
Air Pollution Control District**

November 4, 2016

Sean Stewart  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

RECEIVED

NOV 04 2016

S B COUNTY  
PLANNING & DEVELOPMENT

Re: **APCD Suggested Conditions on the Patterson Ave Holdings New Commercial Project,  
16DVP-00000-00013**

Dear Mr. Stewart:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of the proposed construction of an office building development on a vacant lot. The proposed project includes construction of a 7,644 square foot (sq ft) commercial office building (7,096 sq ft on the ground floor and 548 sq ft on the mezzanine level), a 26 space parking lot, a 4 space covered carport, a retaining wall and landscaping. Grading consists of 1,213 cubic yards (cy) cut and 849 cy fill. The subject property, a 0.54-acre parcel zoned C-2 and identified in the Assessor Parcel Map Book as APN 067-200-005, is located at 80 North Patterson in the unincorporated Goleta area.

Air Pollution Control District staff offers the following suggested conditions:

1. 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 APCD prior to grading/building permit issuance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The rule can be viewed at [www.ourair.org/wp-content/uploads/rule345.pdf](http://www.ourair.org/wp-content/uploads/rule345.pdf).
3. 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.
4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

Aeron Arlin Genet • Air Pollution Control Officer  
260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • 805.961.8800  
OurAir.org • twitter.com/OurAirSBC

5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.
6. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to building permit issuance. Please see [www.ourair.org/wp-content/uploads/rule360.pdf](http://www.ourair.org/wp-content/uploads/rule360.pdf) for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
7. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
8. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
  - Energy use (energy efficiency, low carbon fuels, renewable energy)
  - Water conservation (improved practices and equipment, landscaping)
  - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
  - Architectural features (green building practices, cool roofs)
  - Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
  - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see [www.ourair.org/sbc/plug-in-central-coast/](http://www.ourair.org/sbc/plug-in-central-coast/) and [www.ourair.org/ev-charging-program/](http://www.ourair.org/ev-charging-program/) for more information.
9. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Krista Nightingale,  
Air Quality Specialist  
Technology and Environmental Assessment Division

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

cc: Greg Christman, DMHA Architecture  
TEA Chron File



ATTACHMENT A  
FUGITIVE DUST CONTROL MEASURES

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

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

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

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



ATTACHMENT B  
DIESEL PARTICULATE AND NO<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 shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO<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 mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO<sub>x</sub> and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see [www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm](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. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

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

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

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



County of Santa Barbara Public Works Department  
Project Clean Water

123 E. Anapamu Street, Santa Barbara, CA 93101  
(805) 568-3440 FAX (805) 568-3434  
[www.sbprojectcleanwater.org](http://www.sbprojectcleanwater.org)



SCOTT D. MCGOLPIN  
Director

THOMAS D. FAYRAM  
Deputy Director

November 10, 2016

Sean Stewart  
Planning & Development Department  
County of Santa Barbara  
123 E. Anapamu St.  
Santa Barbara, CA

Re: 16DVP-00000-00013 Patterson Avenue Holdings  
80 N. Patterson, Goleta  
APN 067-200-005  
Project Clean Water Comments

Dear Mr. Sean Stewart,

The Patterson Avenue Holdings project is subject to state regulations for Post-Construction Stormwater Requirements (Central Coast Water Board Resolution No. R3-2013-0032). The proposed 7,096 sf building plus 12,523 sf of roads/parking/walkways create new impervious surfaces onsite that exceed the established threshold of 15,000 sf of impervious area. Therefore this project is required to meet the performance objectives of these requirements which include but are not limited to retaining storm water runoff on site.

The following provisions apply to this project:

1. For application completeness, submit a preliminary Stormwater Control Plan that identifies how runoff is retained using Low Impact Development (LID) stormwater measures such as bioretention or dispersal to landscaping or vegetated areas. The information must include a site plan showing the location of each drainage management area and structural storm water control measure, demonstrating that adequate space is dedicated to meet the performance requirements for retention.

It is recommended to follow the County of Santa Barbara's Stormwater Technical Guide for a Tier 3 project. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities. The Stormwater Technical Guide is on the Water Resources Division website. Click on the Development tab at [SBProjectCleanWater.org](http://SBProjectCleanWater.org).

2. Prior to Tract Map Clearance, Zoning Clearance, Land Use Clearance, or issuance of Building or Grading Permits, whichever of these actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Final Stormwater Control Plan.

The final Stormwater Control Plan must provide relevant details on the location and function of LID facilities on separate plan sheets within the engineering and landscaping plans. The construction checklist will be updated based on the final plan sheet numbers.

Note that the applicant will be required to pay a deposit for plan check review at the time the final Stormwater Control Plan and engineering plans are submitted. The plan check deposit shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101. The check will be made payable to *County of Santa Barbara Project Clean Water*.

3. Prior to Tract Map Clearance, Zoning Clearance, Land Use Clearance, or issuance of Building or Grading Permits, whichever comes first, the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.
4. Prior to Rough Grade inspection, and if appropriate for landscape installation, prior to Building Inspection Clearance, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. Prior to the first final Building Inspection Clearance, an Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

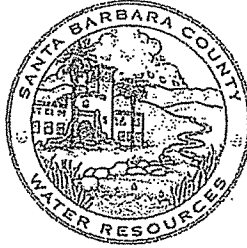
Sincerely,



Cathleen Garnand  
Civil Engineering Associate

cc: Carlo Sarmiento, 1933 Cliff Drive, Santa Barbara CA 93109  
Greg Christman, DMHA Architecture, 1 North Calle Cesar Chavez #102, SB CA 93103





Santa Barbara County Public Works Department  
Flood Control & Water Agency & Project Clean Water

4/18/17

Sean Stewart, Planner  
County of Santa Barbara  
Planning & Development Department  
123 E. Anapamu Street  
Santa Barbara, CA 93101

Re: 16DVP-00000-00013; Patterson Ave Holdings New Building  
APN: 067-200-005; Goleta

Dear Mr. Stewart:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Detention basins are required and shall be designed 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.
- d. Any off-site drainage shall be conveyed through the site separately from the storm water generated on-site.
- e. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

\\pwwater\group\WaterResources\Flood Control\Engineering\Development\ADREV\Cases\2016\16DVP-00000-00013\_Patterson\Condition Letter\16DVP-00000-00013.pwd.doc

Scott D. McGolpin  
Public Works Director

130 E. Victoria Street, Suite 200, Santa Barbara, California 93101  
PH: 805 568-3440 FAX: 805 568-3434 <http://cosb.countyofsb.org/pwd/water/>

Thomas D. Fayram  
Deputy Public Works Director

3. Prior to Final Map Recordation/Zoning Clearance

- a. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- b. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- c. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director at the respective department.
- d. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: Y. Thierumaran  
Yoganathan Thierumaran, P.E.  
Development Review Engineer

Cc: Carlo Sarmiento, 1933 Cliff Drive, Santa Barbara, CA 93109  
DMHA Architecture, G. Christman, 1 North Calle Cesar Chavez, # 102, Santa Barbara, CA 93103  
Windward Engineering, Ken Dickson, 424 Olive Street, Santa Barbara, CA 93103




**Community  
Services  
Department**  
Creating a Better Community

George Chapjian, Director, Community Services  
 Brian Yanez, Deputy Director, Parks Division  
 Dinah Lockhart, Deputy Director, Housing & Community Development  
 Ryder Balley, CPA, Chief Financial Officer, Community Services  
 Angela Hacker, Division Chief, Division of Energy & Sustainability Initiatives  
 Sarah York Rubin, Executive Director, Office of Arts & Culture



December 11, 2017

TO: Mark Friedlander, Planner  
 Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: 16DVP-013 80 North Patterson  
 APN 067-200-005

County Parks recommends the following condition(s) to the approval of the above referenced project:

- 1) Pursuant to Ordinance 4341 and Resolution 98-458 adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new commercial/industrial construction to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

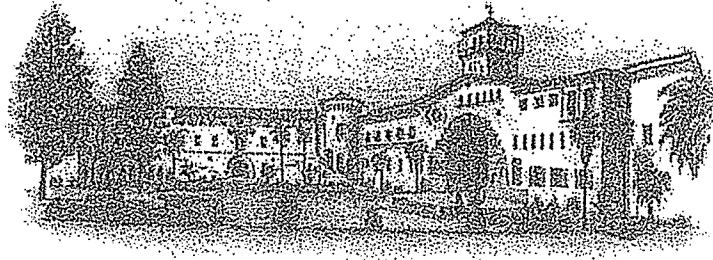
The current applicable fee for non-retail commercial development is \$2,722/1,000 square feet. The total fee for the project would be \$20,258.00 (6,721 sf building area). Fees shall be paid prior to final inspection approval for occupancy, and final fee shall be based on the fee schedule in effect when paid. Fee schedules are subject to annual adjustments. Funds for payment of fees will not be accepted or processed prior to project approval by the decision maker.

The check must be made out to County of Santa Barbara, and can be paid in person or mailed to: Santa Barbara County Parks, 123 E. Anapamu Street, 2<sup>nd</sup> Floor, Santa Barbara CA 93101.

cc: Owner: Patterson Holdings LLC, 1933 Cliff Dr., SB CA 93103  
 Agent: Greg Christman – DMHA Architecture  
 1 N Calle Cesar Chavez #102, SB CA 93103



COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
123 East Anapamu Street  
Santa Barbara, California 93101  
805/568-3232 FAX 805/568-3222

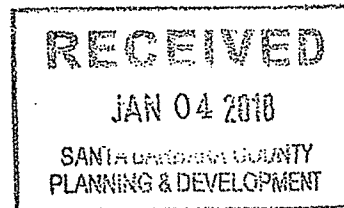


January 4, 2018

TO: Mark Friedlander, Planner  
Development Review

FROM: William Robertson, Transportation Planner  
Public Works, Transportation Division

SUBJECT: Patterson Ave Holdings New Commercial  
Conditions of Approval (5 pages)  
Standard Conditions of Approval (5 pages)  
16DVP-00000-00013  
APN: 067-200-005, Goleta



Traffic Mitigation Fees

- Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Goleta Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$242,784 (7.134 ksf \* \$34,032/ksf, General Office under 50,000 s.f.). Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

### Undergrounding of Utilities

2. Prior to zoning clearance, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.
3. Prior to occupancy clearance, the following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

### Sight Distance

4. Prior to zoning clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section for all roadways, both public and private.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

### Access

5. Prior to occupancy clearance, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a maximum driveway width of no greater than 40 feet and include radius curb returns unless otherwise approved by Public Works (standard detail 4-050). All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.

### Street Sections/Pavement Traffic Index

6. Prior to zoning clearance, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork, both public and private, based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

7. Prior to zoning clearance, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

#### Encroachment/Excavation Permit

10. Prior to zoning clearance, an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including, but not limited to, road construction, driveways, utility connections and hauling more than 1,000 cubic yards of earthwork.

The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Pubic Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section  
620 West Foster Road  
Santa Maria, CA 93455  
805-739-8788

South County Permits Section  
4417 Cathedral Oaks Road  
Santa Barbara, CA 93110  
805-681-4967

#### Traffic Controls

11. Prior to zoning clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
12. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
13. Prior to occupancy clearance, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety deviecs prior to final clearance.

#### Street Lights

14. As authorized by the Board of Supervisors Resolution No. 81-229, before the approval of any Final Subdivision Map, or Precise Plan in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

Whenever possible, road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

#### Off-site Road Improvements

16. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

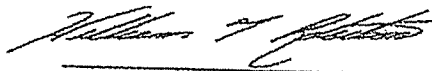


Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,

 04/04/2018

William T. Robertson

Date

cc: 067-200-005; 16DVP-00000-60013  
Chris Sheldon, Transportation Manager, County of Santa Barbara, Public Works Department  
[https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Gioleta/Patterson Ave Holdings New Commercial 16DVP-Cend.doc](https://dav.box.com/dav/Traffic/Transportation%20Planning/Development%20Review/Gioleta/Patterson%20Ave%20Holdings%20New%20Commercial%2016DVP-Cend.doc)

COUNTY OF SANTA BARBARA





## DEPARTMENT OF PUBLIC WORKS

### Standard Conditions of Approval

4. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
5. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
6. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
7. The Structural road section for all proposed public roads shall consist of the following:  

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301-F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
8. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
9. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
10. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way

11. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
12. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
14. Developer shall 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, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
15. A denied access strip one foot wide shall 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 constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
16. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
  1. Sewer System
  2. Water Distribution System
  3. Gas Distribution System
  4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.
17. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
18. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
19. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
20. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on

any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.

21. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
22. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
23. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
24. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
25. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
26. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
27. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
28. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
29. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
30. *The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.*
31. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
32. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
33. All roads shall be kept clear of mud and/or other construction debris during construction.
34. The Developer will be responsible for and fees required for materials retesting.

35. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
36. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
37. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
38. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
39. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
40. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
41. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
42. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
43. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
44. All debris, liter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
45. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
46. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
47. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
48. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction*

*requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.*

- 49. 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.*





Santa Barbara County  
**PUBLIC Health**  
DEPARTMENT

Environmental Health Services

2125 S. Centerpointe Pkwy. #333 • Santa Maria, CA 93455-1340 805/346-8460 • FAX 805/346-8485

Corria Topilffe, *Interim Director/Health Officer*  
Susan Klein-Reithschild, *Deputy Director*

Larry Foy, *Director of Environmental Health*

TO: Sean Stewart, Planner  
Planning & Development Department  
Development Review Division

FROM: Dana Solum  
Environmental Health Services

DATE: March 7, 2017

SUBJECT: Case No. 16DVP-00000-00013

Owner: Patterson Avenue Holdings, LLC

Property Location: 80 North Patterson, Goleta

Assessor's Parcel No: 067-200-005      Zoned: C-2      Acreage: 0.54-acre

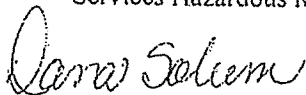
Case No. 16DVP-00000-00013 represents a request to construct a 7,645 square foot general office building with a 567 square foot covered carport with 26 parking spaces and 20 uncovered parking spaces. Access is to be provided from Patterson Avenue.

Domestic water supply is proposed to be provided by the Goleta Water District.

Sewage disposal is proposed to be provided by the Goleta Sanitation District.

Providing the decision maker grants approval of the applicant's request, Environmental Health Services recommends the following be included as a Condition of Approval:

1. Since this is a former leaking underground fuel tank (LUFT) site, if any monitoring wells, visual contamination, or chemical odors are detected while performing approved work at this site, the following must be implemented: Stop all work immediately and contact Environmental Health Services Hazardous Materials Unit.



Dana Solum, REHS  
Senior Environmental Health Specialist

