


COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Jeff Wilson, Deputy Director, Development Review  Division

STAFF
CONTACT: Sean Stewart, Planner; (805) 568-2517

DATE: November 27, 2018

RE: Case Nos. 18APL-00000-00004 and 18APL-00000-00005
Friends of the Eastern Goleta Valley Appeal of Patterson Ave Holdings
80 N. Patterson Avenue, Santa Barbara, CA 93111
APN 067-200-005

At the Planning Commission hearing of April 25, 2018, Commissioner Blough moved, seconded by Commissioner Parke and carried by a vote of 3 to 0 (Ferini absent, Brown recused) to continue the item referenced above to the hearing of August 1, 2018. Specifically, the Planning Commission directed the applicant to consider modifying the project to reduce its massing and reduce the maximum plate height of the structure to 15 feet. The applicant returned to the Planning Commission hearing of August 1, 2018, where Commissioner Parke moved, seconded by Commissioner Ferini, and carried by a vote of 4 to 0 (Brown recused) to continue the item to the December 5, 2018, hearing to allow the applicant additional time to determine whether pursuing a revised project would meet the applicant's objectives. Since that hearing, the applicant has modified the project consistent with prior direction. The primary changes include the following:

- Reduced plate height from 24' to 15';
- Reduced overall building height from existing grade from 27' to 22' 6-1/4"; and
- Reduced grading – soil export reduced from 4,088 cubic yards to 364 cubic yards due to the project no longer proposed to be bunkered 4' below existing grade.

The revised project was reviewed by the South Board of Architectural Review (SBAR) on September 7, 2018, where it received favorable comments. (See Attachment E, SBAR Minutes dated September 7, 2018.) With these changes, staff recommends that the Planning Commission take the following actions:

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, 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; 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.

Refer back to staff if the Planning Commission takes other than the recommended action for appropriate findings and conditions.

A revised project description with project changes shown in strikethrough and underline is provided below. In addition, an updated analysis of appeal issues, policy consistency analysis, and findings for approval are included to support the Planning Commission's recommended actions.

1.0 DESCRIPTION

The project includes a request for approval of a Development Plan to permit the construction of a new ~~7,134~~ 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 ~~912~~ 844 square feet. The remaining ~~5,868~~ 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 height of approximately ~~27'~~ 22'-6 1/4" from existing grade. The project would include a new surface parking lot with four compact spaces ~~underneath a carport~~, 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 ~~4,108~~ 1,213 cubic yards of cut, ~~20~~ 849 cubic yards of fill and ~~4,088~~ 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 (Retail Commercial) 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.

2.0 PROJECT ANALYSIS

2.1 Appeal Issues

The appeal issues in this case involved the project's scale, neighborhood compatibility, community character, and visual impacts to the Santa Ynez Mountains. Staff previously addressed all appeal issues in the staff report dated April 17, 2018 and minimal revisions to that analysis are required given that the current proposal is reduced in scale. The following updated analysis is provided where additional or modified discussion is warranted to supplement the discussion of the appeal issues contained within the April 17, 2018 staff report to ensure the current proposal has been analyzed with respect to the appeal issues.

Appeal Issue #1:

The appellant's Appeal Letter contends that the Director's approval of the Development Plan is inconsistent with policies in the EGVCP pertaining to scale, compatibility, community character, and visual resources and with related requirements of the LUDC. (See Attachment D, Appeal Package.) The Appellant lists two policies and two development standards from the EGVCP, as well as one development standard from the LUDC related to scale, compatibility, and community character. The appellant requests the Commission focus on these policies and standards in its *de novo review* of the project:

DevStd EGV-4B: Development should be designed, configured, and sited to maximize compatibility with surrounding uses.

Policy LUC-EGV-2.3: Commercial and economic development shall operate at a scale complementary to the residential neighborhood characteristics of Eastern Goleta Valley.

Policy EGV-4.1: Land use and development shall complement existing neighborhoods and enhance aesthetics and viewsheds, where site suitability and layout, project scale, neighborhood land use characteristics, and urban design are factors considered in planning and design.

DevStd LUC-EGV-2B: Commercial development shall be designed to be human-scale, visually pleasing, and create pleasant outdoor conditions where feasible to encourage walking to and within the development.

LUDC § 35.30.060.B - Design Compatibility Standards

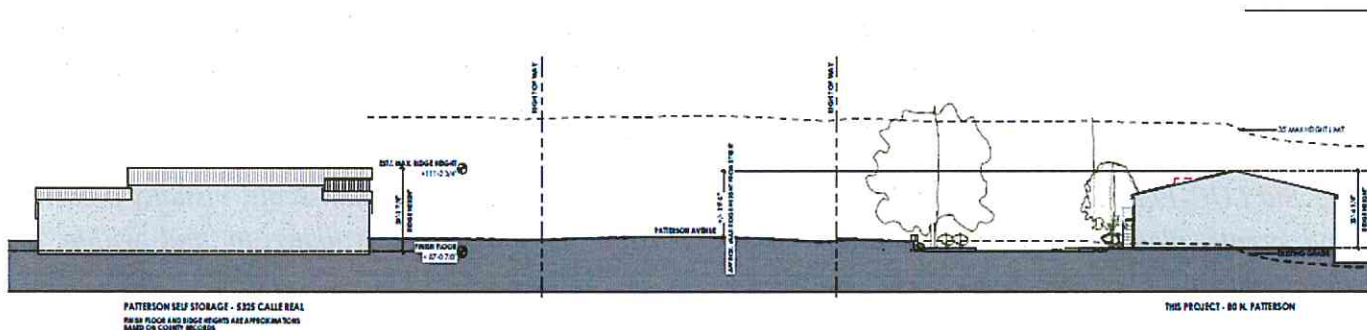
B. Urban and Existing Developed Rural Neighborhoods. Within Urban areas and

Existing Developed Rural Neighborhoods (Inland area) or Rural Neighborhoods (Coastal Zone) as designated on the Comprehensive Plan maps, new structures shall conform with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Staff Response:

Per the updated Traffic Study dated November 16, 2018, traffic impacts from the proposed professional office space would not generate a significant impact on the level of service of adjacent intersections (U.S. 101/Patterson Avenue interchange and Patterson Avenue/Calle Real) based on County thresholds. (See Attachment F, Updated Traffic Study.) Of note, since the appellants appealed the project, the U.S. 101 southbound ramp at Patterson Avenue has been restriped to include dual southbound turning lanes and a ramp meter has been installed prior to entering the freeway as part of the Cavaletto Tree Farm Housing Project. Therefore, per the updated traffic analysis, the project's daytime professional office use would be complementary with the nearby residential uses of the Eastern Goleta Valley given that a significant impact would not occur to the level of service at adjacent intersections.

Regarding neighborhood compatibility and the previous comparison of the proposed project to the Patterson 101 Storage facility located across Patterson Avenue, the reduced height of the revised project further enhances its compatibility with the facility in terms of mass, bulk and scale as demonstrated in the image below. Based on County's records, it is estimated the east elevation of the Patterson 101 Storage facility stands 26' tall, which is greater than the 22'-6" height of the proposed building. The reduced scale of the building further enhances its visual conformance to the scale and character of the existing community. Therefore, the scale of the revised project is compatible with surrounding commercial and residential development and would continue to allow for mountain views as evidenced by the mountain views that currently exist over the adjacent Patterson 101 Storage facility.



Appeal Issue #2:

The appellant contends that the SBAR's decision to grant preliminary approval to Case No. 16BAR-00000-00154 was not supported by the evidence and was made in error. According to the appellant, the SBAR made up its own standards for project review when deciding how the project related to the community. The appellant contests that the SBAR's analysis "ha[d] nothing to do with the scale, compatibility, or character of the nearby built environment or the existing community, but [rather] the adjacent transportation corridor." The Appellant cites the following policies and development standards of the EGVCP and suggests that the SBAR should have analyzed the project under this policy context.

Policy VIS-EGV-1.1: Development should minimize impacts to open space views as seen from public vistas and scenic local routes and avoid impairment of significant visual resources.

Policy VIS-EGV-1.6: Development shall be compatible in design and scale with the surrounding built environment and shall not impair public visual resources.

DevStd VIS-EGV-1A: Development should enhance, frame, or promote public views within and adjacent to public vistas and scenic local routes, designing the development to:

- *Incorporate natural features in design.*
- *Plant trees and install landscaping for screening purposes and/or minimizing view blockage as applicable.*
- *Limit the height and size of structures.*
- *Cluster building sites and structures.*
- *Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.*
- *Preserve historical and culturally significant structures and landscapes.*
- *Ensure use of signage is appropriate and attractive.*
- *Provide site-specific visual assessments, including use of story poles.*
- *Provide a similar level of architectural detail on all elevations visible from scenic corridors.*
- *Place existing overhead utilities and all utilities underground.*
- *Design buildings along scenic local routes to help protect views and create an attractive scenic corridor. On flat sites, vary or step building heights so that the height of building elements is lower close to the street and increases with distance from the street.*
- *Design site layouts with parking behind buildings or out of view from building frontages and roadways.*
- *Avoid wall-like landscaping or building frontages along Community Corridors and Scenic Local Routes.*

DevStd VIS-EGV-1D: Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve public views and create an aesthetic visual corridor.

Staff Response:

Regarding the previous discussion on this appeal issue, the following changes have been made to the project to further reduce potential viewshed impacts and increase neighborhood compatibility: plate

heights have been reduced from 24' to 15', the building height from existing grade has been reduced from 27' to 22'-6", and the overall height of the building has been reduced from 32' to 22'-6" since the building is no longer proposed to be bunkered 4' into the site. As a result of these changes, preservation of mountain views will be greater as compared to the original project and the revised project remains consistent with policies pertaining to the protection of open space views as seen from public vistas and local scenic routes.

2.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
ADEQUATE SERVICES	
<p><i>Comprehensive Plan – Land Use Development Policy 4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p> <p><i>EGVCP Policy WW-EGV-1.1: To ensure wastewater achieves a level of treatment to best ensure public health and welfare, development shall connect to the sewer system of the respective sanitary district wherever feasible.</i></p>	<p>Consistent: Adequate public services are available to serve the proposed office building. The proposed development would be served by the Goleta Sanitary and Water Districts (Attachment F of the staff report dated April 17, 2018, Intent to Serve letters), Santa Barbara County Fire Department, and County Sheriff.</p>
<p><i>EGVCP Policy WAT-EGV-1.2: The County, in its land use planning decisions, shall consider the most recent water resources analyses for all areas served by the Goleta Water District and local purveyors. The County shall work cooperatively with the Goleta Water District</i></p>	<p>Consistent: The proposed landscape plan is non-specific as to plant materials; however, the project is subject to the State and County's Water Efficient Landscape Ordinance (WELo) wherein irrigation is strictly limited with a focus on low water use plant materials.</p>

and local purveyors in the review of development proposals.

EGVCP Policy WAT-EGV-2.1: In order to minimize water demand, development shall utilize water conserving landscaping and low flow irrigation and plumbing to the maximum extent feasible.

EGVCP Policy TC-EGV-1.1: A minimum Level-of-Service (LOS) standard 'C' shall be maintained for roadways and intersections. With strong consideration of the appeal, efficiency, and safety of the roadway for all users, LOS 'D' may be acceptable only within the Hollister Avenue – State Street commercial corridor when the effect on circulation and travel speeds enhances community character.

Conditions of approval ensure compliance with WELO in respect to water conserving landscaping and low flow irrigation (Attachment B, Conditions 11 and 13). Additionally, low flow plumbing is required by the Building Code.

Consistent: Ingress and egress would be provided via a new two-way driveway off of Patterson Avenue at the northwest corner of the lot. The encroachment point of the driveway onto Patterson Avenue is approximately 74 feet from the curb return of the Highway 101 off ramp, which is an adequate sight and stopping distance as concluded in the Associated Transportation Engineers Traffic Report dated August 16, 2017 (Attachment H of the staff report dated April 17, 2018). There is a raised median in Patterson Avenue across from the driveway encroachment point and thus traffic patterns into and out of the site would consist of right turns in and right turns out only. County Fire representatives, County Public Works Road Division staff, and Caltrans staff have reviewed the proposed site plan and preliminarily approved the project for adequate access. Additionally, the updated traffic study dated November 16, 2018, which presented no significant analysis changes from the previous version, was reviewed and accepted by Public Works Roads Division staff (personal communication with Will Robertson, November 2018). In addition, Caltrans staff Jenna Schudson, reviewed and accepted the previous version of the traffic study on May 4, 2017.

The updated Traffic Study (Attachment F) found that revised project would generate 82 average daily trips and 13 A.M. and 12 P.M. peak hour trips to the roadway system. The

Patterson Avenue/Highway 101 northbound interchange is forecast to operate at an acceptable future Level of Service C and the Patterson Avenue/Highway 101 southbound interchange is forecast to operate at future Level of Service D even with the completion of the restriping of the freeway overcrossing to provide dual southbound turning lanes and the installation of the ramp meter prior to entering U.S. 101. However, future Level of Service D at the Patterson Avenue/Highway 101 southbound interchange is acceptable given that this intersection is within Caltrans jurisdiction and Caltrans considers Level of Service D as an acceptable level of service. Furthermore, the basis for forecasting future Level of Service D at this interchange is on regional growth projections and cumulative projects as obtained from the Goleta Hotel Project Revised Traffic Impact Analysis by Pinnacle Traffic Engineering June 2017, and is not a result of the current proposed project. Additional roadways and intersections within the vicinity of the project would continue to operate at future Level of Service C. (Attachment F, Updated Traffic Study.)

As conditioned, construction-related vehicles would be required to park onsite and outside of the road right-of-way (Attachment B, Condition 9). Existing roads are adequate as construction routes and the onsite parking would limit neighborhood disruptions related to construction. Finally, the proposed structure meets parking requirements on site for the proposed office building use pursuant to LUDC standards as discussed in Section 6.4 of the staff report dated April 17, 2018 as incorporated herein by reference. Therefore, the proposed project is consistent with these Comprehensive Plan policies, including the EGVCP policies, related to adequate services.

AESTHETICS/VISUAL RESOURCES

EGVCP Policy LUC-EGV-2.1: Commercial | **Consistent:** The C-2 zone allows for office

designations shall provide flexible spaces to accommodate local businesses, live-work accommodations, smallscale fabrication and compatible industry, and local commercial destination clusters within walking and biking distance to residential neighborhoods.

EGVCP Policy LUC-EGV-2.3: *Commercial and economic development shall operate at a scale complementary to the residential neighborhood characteristics of Eastern Goleta Valley.*

EGVCP Policy VIS-EGV-1.6: *Development shall be compatible in design and scale with the surrounding built environment and shall not impair public visual resources.*

EGVCP Policy EGV-4.1: *Land use and development shall complement existing neighborhoods and enhance aesthetics and viewsheds, where site suitability and layout, project scale, neighborhood land use characteristics, and urban design are factors considered in planning and design.*

EGVCP Policy ENV-EGV-1.1: *Restrict urban-style development to the Urban Area, prioritizing infill and redevelopment strategies, to protect coastal and rural area environmental resources.*

EGVCP DevStd LUC-EGV-2B: *Commercial development shall be designed to be human-scale, visually pleasing, and create pleasant outdoor conditions where feasible to encourage walking to and within the development.*

uses. The subject lot, which is zoned C-2, is located on the northeast corner of the high volume Highway 101 and Patterson Avenue intersection and is otherwise isolated from the Patterson area neighborhoods by a mini-storage facility to its north and east. Site access is off of Patterson Avenue at the northwest corner of the lot, approximately 74 feet north of the curb return from the Highway 101 off ramp onto Patterson Avenue. Given its location and the fact that the proposed office use would generate 14 A.M. and 13 P.M. peak hour trips to the roadway system and 89 Average Daily Trips, the proposed office building is appropriate development for the infill, urban, commercial site. The project is designed as a shell building providing flexible space for tenant improvements to accommodate a variety of office uses. Its materials and colors are intended to harmonize with those of the adjacent mini-storage while allowing the building to recede into the site and blend in with surrounding development. It is designed to a human scale, with appropriately sized windows, doorways, and overhanging eaves as well as with articulation on each of its elevations and variations in its roof heights. The 22'-6" height of the new building is compatible with the 26 foot height of the east elevation of the Patterson Plus Storage facility, located across Patterson Avenue on the opposite corner of the Highway 101 and Patterson Avenue intersection, thereby creating a visual gateway connection to the north Patterson area. The lowered plate heights and resultant height of the roofline would provide for public views of the Santa Ynez Mountains to the north and east over the proposed building. (See Attachment D, Sheet A302.)

The project does not provide outdoor gathering spaces. Rather, the site design makes efficient use of the lot and maximizes its potential. The proposed project meets the LUDC parking

requirement standards for the floor area of the office building, as discussed in Section 6.4 of the staff report dated April 17, 2018, and incorporated herein by reference. Remaining exterior space on the site is devoted to decorative landscaping and pedestrian circulation from the Patterson Avenue frontage improvements, including a sidewalk into the lot and to the entry of the proposed office building.

In total, the SBAR reviewed this project eight times and granted preliminary approval on February 16, 2018 for the larger and taller version of the project. (See Attachment G of the staff report dated April 17, 2018, SBAR Minutes.) As discussed in Section 6.1 of the staff report dated April 17, 2018, and incorporated herein by reference, the proposed building design is in character with and would be complementary to the residential characteristics of the nearby North Patterson neighborhoods. In accordance with the Planning Commission's direction at the August 1, 2018, hearing, the current project that has been reduced to 6,723 gross square feet and 22'-6" in height was brought before the SBAR on one occasion for advisory comments on September 7, 2018. Consistent with their prior comments, the SBAR provided continued support for the project and expressed that they support the mass, bulk, and scale, landscaping, and reduction in grading; the style of the building, which has not changed from the original design, is compatible with the neighborhood; and impacts to mountain views had been eliminated. (See Attachment E, SBAR Minutes.)

EGVCP Policy VIS-EGV-1.8: The night sky shall be protected from excessive and unnecessary light associated with development as a strategy to promote safety, save money, conserve resources, help retain the community's character, eliminate light trespass onto adjacent properties or other sensitive

Consistent: As conditioned, the building's exterior lighting would be minimized, hooded, directed downward and would not spill offsite (Attachment B, Condition 4). The surface parking lot would be lighted by LED area lights with final locations to be determined via photometric studies.

<p><i>areas, and reduce health risks.</i></p>	
<p><i>EGVCP Policy VIS-EGV-1.1: Development should minimize impacts to open space views as seen from public vistas and scenic local routes and avoid impairment of significant visual resources.</i></p> <p><i>EGVCP Policy VIS-EGV-1.5: High quality, well-designed structures and landscaping of commercial, institutional, agricultural, and residential development shall result through discretionary and/or design review processes, especially when development is highly visible from public places, such as public roads, bike paths, parks, trails, and beaches.</i></p> <p><i>EGVCP DevStd VIS-EGV-1D: Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve public views and create an aesthetic visual corridor.</i></p>	<p>Consistent: The proposed project is located in the northeast portion of the lot, set back from Patterson Avenue behind its surface parking lot and screened by existing vegetation within the Highway 101 and Patterson Avenue off ramp right-of-way. The project also includes decorative landscaping at the foundation of the building as well as throughout the parking lot. Additionally, public views of the mountains are preserved over the building as seen from Patterson Avenue. As noted in Section 6.1 of the staff report dated April 17, 2018, and incorporated herein by reference, the proposed project is consistent with applicable EGVCP policies and is a gateway design that will improve the existing visual context of the intersection.</p> <p>As discussed in Section 2.2 of this staff memo dated November 27, 2018, and incorporated herein by reference, the structure's size, bulk, scale, and height are appropriate for the site and its architecture is of high-quality. The project was reviewed at SBAR on six occasions before receiving preliminary design approval following the SBAR's seventh review of the project. (See Attachment G of the staff report dated April 17, 2018, SBAR Minutes.) The design review process helped the project's design elements to be of human scale, its elevations and massing to be broken up and well articulated, and its materials, colors, and landscaping to be cohesive with surrounding development and the natural surroundings. Lastly, SBAR was supportive of the reduced plate heights and reduced grading of the revised project that was presented at the September 7, 2018, SBAR hearing. (See Attachment E, SBAR Minutes.) Therefore, the project is consistent with these policies.</p>
<p>AIR QUALITY</p>	
<p><i>EGVCP DevStd AQ-EGV-1A: Development</i></p>	<p>Consistent: The proposed project would be</p>

<p><i>shall minimize the generation of pollution and fugitive dust during construction.</i></p>	<p>subject to conditions of approval to minimize dust generation during construction (Attachment B, Conditions 5 and 12).</p>
<p>BIOLOGICAL RESOURCES</p>	
<p>EGVCP Policy HAZ-EGV-1.2: <i>Potential regional hazards shall be considered in land use planning and development, including hazards related to oil, gas, and nuclear energy production.</i></p>	<p>Consistent: Environmental Health Services (EHS) reviewed the project, including its permit history as a previous gas station and issued a Condition Letter dated March 7, 2017. The site was entered into the LUFT program in 1990, with the LUFT site number 516841. The LUFT case was closed on 1998 and again in 2012 as soil remediation had been completed in accordance with EHS and State requirements. Project conditions incorporate EHS requirements to contact EHS should any contamination be discovered on the site during construction. (See Attachment B, EHS Condition Letter dated March 7, 2017.)</p>
<p>GEOLOGIC PROCESSES</p>	
<p>EGVCP Policy GEO-EGV-2.1: <i>Excessive grading for the purpose of creating or enhancing views or aesthetics shall not be permitted.</i></p>	<p>Consistent: Grading for the proposed project would include approximately 1,213 cubic yards of cut, 849 cubic yards of fill and 364 cubic yards of export, which represents a reduction compared to the original project since the building (with its reduced plate height) is no longer having to be bunkered into the site to reduce view impacts. Proposed grading would not result in the creation of new or enhanced views from the proposed office building.</p>
<p>LAND USE DEVELOPMENT</p>	
<p>EGVCP DevStd EGV-4A: <i>Development should be designed, configured, and sited to perpetuate and promote the sense of natural light and air, solar exposure, and privacy as characteristics of the community aesthetics.</i></p> <p>DevStd EGV-4B: <i>Development should be designed, configured, and sited to maximize compatibility with surrounding uses.</i></p>	<p>Consistent: The proposed site design locates the office building in the northeast portion of the project site. The property is zoned C-2 which mandates minimum front yard setbacks of 10 feet, side yard setbacks of three feet, and rear yard setbacks of 10 feet. The proposed office building would provide a minimum side yard setback of three feet from the northern property line. A 10 foot rear yard setback would be maintained along the eastern property line. Compliance with setback requirements promotes a sense of natural lighting and also allows ample air flow in relation to the structure.</p>

	As illustrated in Sheet A201 and A302 (Attachment D, Project Plans) and as confirmed by the SBAR, the proposed design of the new office building is compatible with the adjacent mini-storage structures, as a result of massing, design details, and the proposed materials palette. It is also compatible with the adjacent use given its primarily daytime use and low traffic generation of 82 Average Daily Trips. (Attachment F, Updated Traffic Study.)
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NOISE

<i>Comprehensive Plan – Noise Element Policy I: In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i>	Consistent: The proposed project could potentially create temporary construction related noise in excess of 65 dB. The subject permit would limit noise generating construction activity to between the hours of 7:00 am and 4:00 pm on weekdays only, not including state holidays, as a condition of approval. (See Attachment B, Condition 7.) Once constructed, noise produced from the use of the proposed project would not exceed 65 dB.
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STORMWATER CONTROL

<p><i>EGVCP Policy EGV-3.4: Stormwater runoff and surface water quality shall be managed primarily with low impact site design and landscape planning. Mechanical or structural treatments shall be implemented only when natural or passive treatments are deemed infeasible.</i></p> <p><i>EGVCP DevStd EGV-3A: Low-Impact Development Standards (LIDs): Development shall be designed and constructed to minimize or eliminate pollutants in stormwater through natural processes and maintain predevelopment hydrologic characteristics, such as flow patterns, surface retention, and recharge rates, consistent with California State and County LID standards. Standards may include, but are not limited to:</i></p> <p><i>1. Site planning to avoid, protect, and restore sensitive areas (e.g., wetlands and riparian</i></p>	<p>Consistent: The proposed project is subject to State regulations for post-construction stormwater requirements. A final storm water management plan, including provisions for long-term maintenance, would be required to receive approval from Project Clean Water prior to Zoning Clearance issuance. (See Attachment B, Project Clean Water Condition Letter dated November 10, 2016.) Landscaped bioretention basins are incorporated into the stormwater control plan to add visually attractive landscaping to the site along with stormwater detention. Project Clean Water and County Flood Control have both reviewed the Stormwater Control Plan and preliminarily approved the design pending submittal and approval of a final Stormwater Control Plan.</p> <p>Additionally, during construction, equipment storage and washout areas on site would be</p>
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<p>corridors) 2. <i>Maximization of pervious surfaces and the use of existing natural features to allow for onsite infiltration of water</i> 3. <i>Vegetative treatment (e.g., bioswales, vegetative buffers, constructed or artificial wetlands, etc.)</i> 4. <i>Mechanical or structural treatment (e.g., storm drain filters and inserts).</i></p>	<p>maintained to limit any degradation of storm water quality. (See Attachment B, Conditions 14 and 15.) Therefore, the proposed project would be consistent with these EGVCP policies.</p>
<p>TRANSPORTATION/CIRCULATION</p>	
<p><i>EGVCP Policy TC-EGV-2.6: Pedestrians: The County shall facilitate pedestrian needs and shall provide and ensure well-lit, safe, well-connected, accessible walkways and sidewalks to commercial nodes, schools, and recreation to increase the walkability of Eastern Goleta Valley.</i></p>	<p>Consistent: An existing sidewalk is located along the Patterson Avenue frontage of the subject parcel that connects to additional sidewalks and pedestrian signals at the Highway 101/Patterson Avenue and Patterson/Calle Real intersections. The existing sidewalk is well-lit due to an overhead street light associated with the existing traffic signal at the U.S. 101 northbound/Patterson Avenue interchange.</p>
<p><i>EGVCP Policy TC-EGV-3.1: Commercial development, mixed-use neighborhoods, employment centers, and public transit centers shall provide sufficient vehicle and bicycle parking for employees and patrons.</i></p> <p><i>EGVCP DevStd LUC-EGV-2A: Commercial development shall provide secure bicycle parking in a sufficient amount to serve both patrons and employees.</i></p>	<p>Consistent: The project provides four compact, 17 regular, 1 electric vehicle, and 1 handicapped accessible parking space along with secured bicycle parking spaces for patrons and employees of the future office building.</p>

2.3 Zoning: Land Use and Development Code Compliance

The revised project remains consistent with County Land Use and Development Code ordinance requirements pertaining to the purpose and intent of the C-2 zone district, setbacks, parking, height, and landscaping, as discussed in the Planning Commission staff report dated April 17, 2018, and incorporated herein by reference.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
- C. CEQA Notice of Exemption
- D. Project Plans
- E. SBAR Minutes (September 7, 2018)
- F. Updated Traffic Study dated November 16, 2018
- G. April 17, 2018 Staff Report and Attachments available at
http://sbcountyplanning.org/boards/pc/cpc_documents_archive.cfm?DocID=21404

Cc: Case File (to Planner)
Hearing Support

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 1st 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.

Rules-37 Time Extensions-All Projects. The Owner / Applicant may request a time

34. 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.



**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.
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.

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 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 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/ and 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.

Sincerely,



Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x 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_x 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_x), 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.
- 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_x 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.
- 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



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.

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.

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



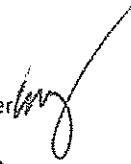
**Community
Services
Department**
Connecting People to Opportunities

George Chapjian, Director, Community Services
 Brian Yanez, Deputy Director, Parks Division
 Dinah Lockhart, Deputy Director, Housing & Community Development
 Ryder Bailey, 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

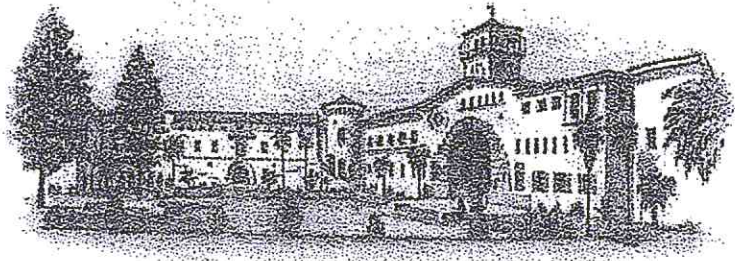
County Parks recommends the following condition(s) to the approval of the above referenced project:

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, 2nd 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



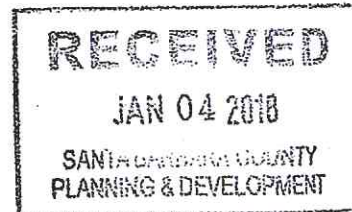
COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222

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

1. 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., 2nd 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 with 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 Public 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 devices 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 on 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-00000-00013

Clair Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department

<https://dav.box.com/s/w/Traffic/Transportation Planning/Development Review/Goleta/Patterson Ave Holdings New Commercial 16DVP-Cond.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

Carrie Topilko, *Interim Director/Health Officer*
Susan Klein-Rothschild, *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

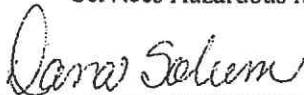
Case No. 16DVP-00000-00013 represents a request to construct a 7,645 square foot general office building with a 567 square foot covered carport with 26 parking spaces and 20 uncovered parking spaces. Access is to be provided from Patterson Avenue.

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

ATTACHMENT C: CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Sean Stewart, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 067-200-005 **Case No.:** 16DVP-00000-00013

Location: 80 N. Patterson Avenue, Santa Barbara, CA 93111

Project Title: Patterson Ave Holdings New Office Building

Project Applicant:

DHMA Architecture
1 N. Calle Cesar Chavez #26
Santa Barbara, CA 93103

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.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Carlo Sarmiento, Owner

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption
 Emergency Project
 Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: Section 15303.

Reasons to support exemption findings:

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures, including a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project consists of the construction of a new 6,723 square foot commercial office building on a vacant lot that does not include any mapped environmentally sensitive habitat area, in the C-2 zone district. Therefore, Section 15303 applies to the proposed project

The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The subject lot is located entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas. There are no other designated or mapped environmental resources of hazardous or critical concern on or adjacent to the project site. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed project is located on a previously developed site that is currently vacant. The subject parcel is located within an existing developed area, where commercial buildings are both commonplace and allowable by ordinance. There are no sensitive resources that would be impacted by the proposed project and the proposed office building would have no potential for cumulative impacts on the parcel or other adjacent lots in the vicinity. Accordingly, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant. This is the last remaining vacant parcel at the Patterson Avenue and Highway 101 intersection and as

such successive commercial projects in this area are not expected. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed structure is for office use and there is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant effects on the environment. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The site is not visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacted by the project. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not currently a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. The site was formerly developed with a gas station that was demolished in 1988. As a result of the prior use, the site was entered into the Leaking Underground Fuel Tank (LUFT) program, with the LUFT site number 516841 and placed on a hazardous waste site list pursuant to Section 65962.5 of the Government Code. However, soil remediation was completed in accordance with EHS and State requirements, the case was closed, and the project site was removed from any lists compiled pursuant to Section 65962.5 of the Government Code. Therefore, the site is clean of hazardous materials and this exception to the Categorical Exemption is not applicable to the proposed project.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

There is no existing development onsite. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

Friends of the Eastern Goleta Valley Appeal of Patterson Ave Holdings
Case No. 18APL-00000-00004 & 18APL-00000-00005
December 5, 2018
Page C-4

Phone #: (805) 568-2517

Department/Division Representative: _____

Date: _____

Project Approval Date: _____

distribution: Hearing Support Staff

Date Filed by County Clerk: _____

ATTACHMENT D: PROJECT PLANS

DMHA
 ENGINEERING CONSULTING ARCHITECTS
 805.965.7177
 1 N. Calks Chavez #102
 San Jose, CA 95131



No.	Title	Scale
1	GENERAL NOTES	AS SHOWN
2	SCOPING PROJECT	AS SHOWN
3	PROJECT INFORMATION	AS SHOWN
4	PLUMBING FIXTURE COUNT	AS SHOWN
5	IRRIGATION CALCULATIONS	AS SHOWN
6	PROJECT DIRECTORY	AS SHOWN

SCOPE OF PROJECT

The project consists of the design and construction of a new office building located at the intersection of 80 N. Patterson Avenue and 80 N. Calks Chavez Street, San Jose, CA 95131. The building will be a four-story structure with a total floor area of approximately 100,000 sq ft. The project includes the design of the building structure, foundation, mechanical, electrical, plumbing, and fire protection systems. The project also includes the design of the site grading, drainage, and irrigation systems. The project is to be completed within 18 months of the start date of the contract.

PROJECT INFORMATION

OWNER: [Name Redacted]
PROJECT ADDRESS: 80 N. Calks Chavez Street, San Jose, CA 95131
PROJECT NO.: [Project Number]
DATE: [Date]

AREA	DESCRIPTION	UNIT	QUANTITY
TOILETS	W.C.	FLUSH	10
TOILETS	W.C.	SEWER	10
SINKS	W.C.	FLUSH	20
SINKS	W.C.	SEWER	20
SINKS	W.C.	SEWER	20
SHOWER	W.C.	SEWER	10
CASE	W.C.	SEWER	10
TOILET	W.C.	FLUSH	10
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SHOWER	W.C.	SEWER	10
CASE	W.C.	SEWER	10
TOILET	W.C.	FLUSH	10
TOILET	W.C.	SEWER	10
SINK	W.C.	FLUSH	20
SINK	W.C.	SEWER	20
SHOWER	W.C.	SEWER	10
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SINK	W.C.	FLUSH	20
SINK	W.C.	SEWER	20
SHOWER	W.C.	SEWER	10
CASE	W.C.	SEWER	10

PLUMBING FIXTURE COUNT	UNIT	QUANTITY
TOILETS	W.C.	10
TOILETS	W.C.	10
SINKS	W.C.	20
SINKS	W.C.	20
SINKS	W.C.	20
SHOWER	W.C.	10
CASE	W.C.	10
TOILET	W.C.	10
TOILET	W.C.	10
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SINK	W.C.	SEWER	20
SHOWER	W.C.	SEWER	10
CASE	W.C.	SEWER	10

NEW OFFICE BUILDING

80 N. Patterson Avenue



GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN JOSE.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
4. CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
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10. CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

CODE COMPLIANCE

THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

- 1. CALIFORNIA BUILDING CODE (CBC)
- 2. CALIFORNIA ELECTRICAL CODE (CEC)
- 3. CALIFORNIA MECHANICAL CODE (CMC)
- 4. CALIFORNIA PLUMBING CODE (CPC)
- 5. CALIFORNIA FIRE CODE (CFC)
- 6. CALIFORNIA HEALTH CARE FACILITIES CODE (CHCFC)
- 7. CALIFORNIA HAZARDOUS WASTE HANDLING AND TREATMENT, STORAGE AND DISPOSAL ACT (HWSTSDA)
- 8. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
- 9. CALIFORNIA PLANNING AND ZONING ACT (CPZA)
- 10. CALIFORNIA OFFICIAL STATEMENTS ACT (COSA)
- 11. CALIFORNIA PUBLIC ACCESS TO INFORMATION ACT (CPAIA)
- 12. CALIFORNIA PUBLIC EMPLOYERS' LIABILITY ACT (PELA)
- 13. CALIFORNIA PRODUCT SALES TAX ACT (PST)
- 14. CALIFORNIA REVENUE AND TAX CODE (RTC)
- 15. CALIFORNIA UNEMPLOYMENT INSURANCE ACT (UIA)
- 16. CALIFORNIA WAGES AND HOURS ACT (WHA)
- 17. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 18. CALIFORNIA LABOR CODE (CAL)
- 19. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 20. CALIFORNIA LABOR CODE (CAL)
- 21. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 22. CALIFORNIA LABOR CODE (CAL)
- 23. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 24. CALIFORNIA LABOR CODE (CAL)
- 25. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 26. CALIFORNIA LABOR CODE (CAL)
- 27. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 28. CALIFORNIA LABOR CODE (CAL)
- 29. CALIFORNIA LABOR RELATIONS ACT (LRA)
- 30. CALIFORNIA LABOR CODE (CAL)

IRRIGATION CALCULATIONS

80 N. PATTERSON AVENUE
 SAN JOSE, CA 95131

The following is a summary of the irrigation calculations for the project. The calculations are based on the following assumptions:

- 1. Average Daily Demand: 100 gpm
- 2. Maximum Peak Requirement: 150 gpm
- 3. Average Daily Demand: 100 gpm
- 4. Maximum Peak Requirement: 150 gpm
- 5. Average Daily Demand: 100 gpm
- 6. Maximum Peak Requirement: 150 gpm



OFFICE BUILDING
 80 N. PATTERSON AVENUE
 SAN JOSE, CA 95131
PROJECT #: [Project Number]
DATE: [Date]

NO.	DESCRIPTION	DATE
1	[Description]	[Date]
2	[Description]	[Date]
3	[Description]	[Date]
4	[Description]	[Date]
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37	[Description]	[Date]
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39	[Description]	[Date]
40	[Description]	[Date]

G001
 COVER SHEET / INDEX

AREA SCHEDULE

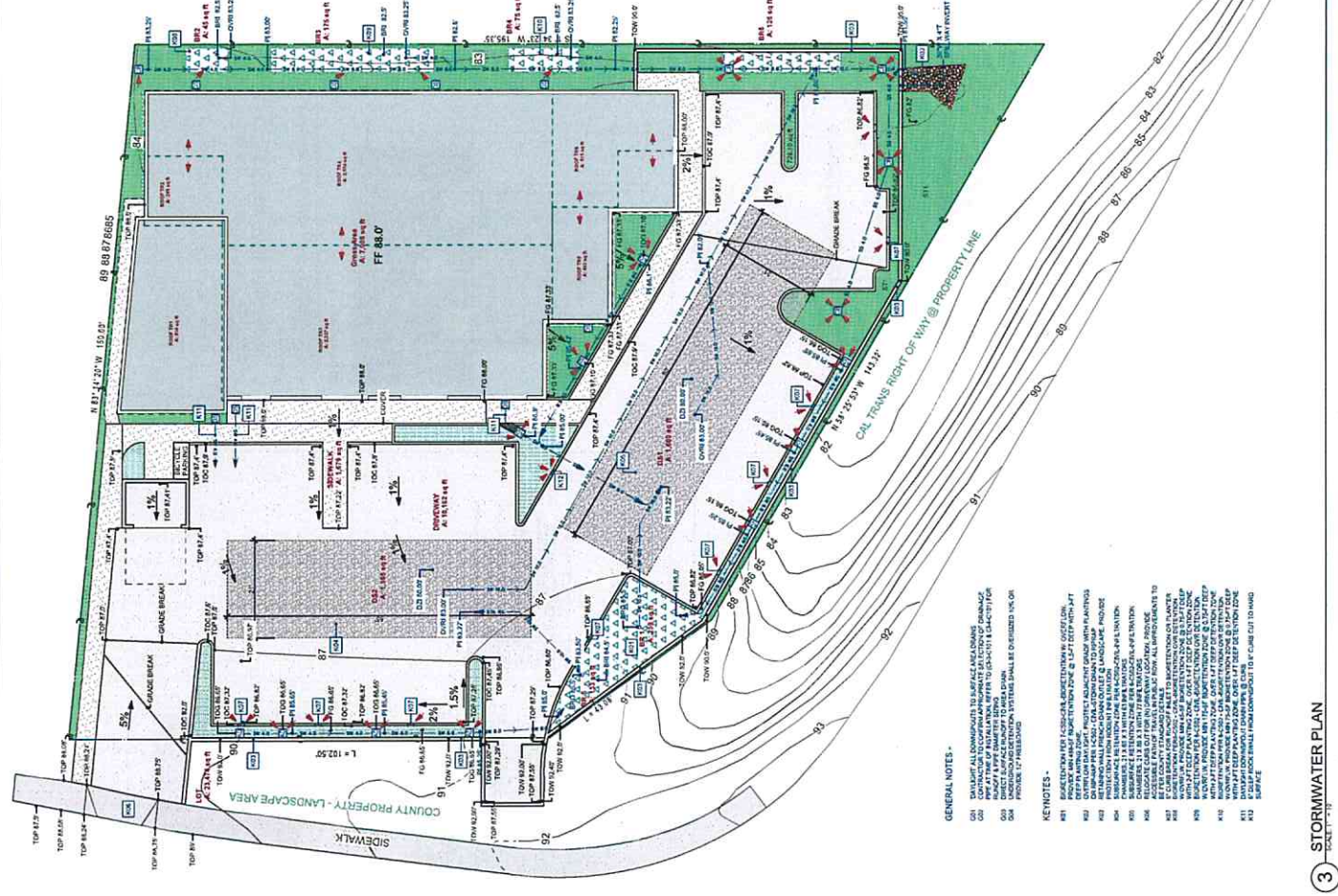
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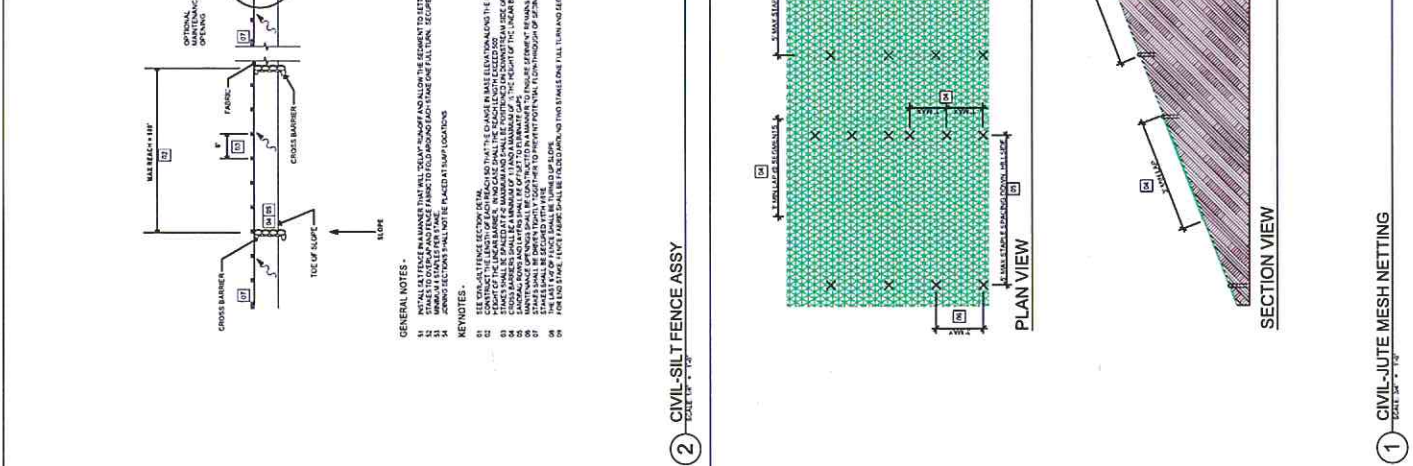
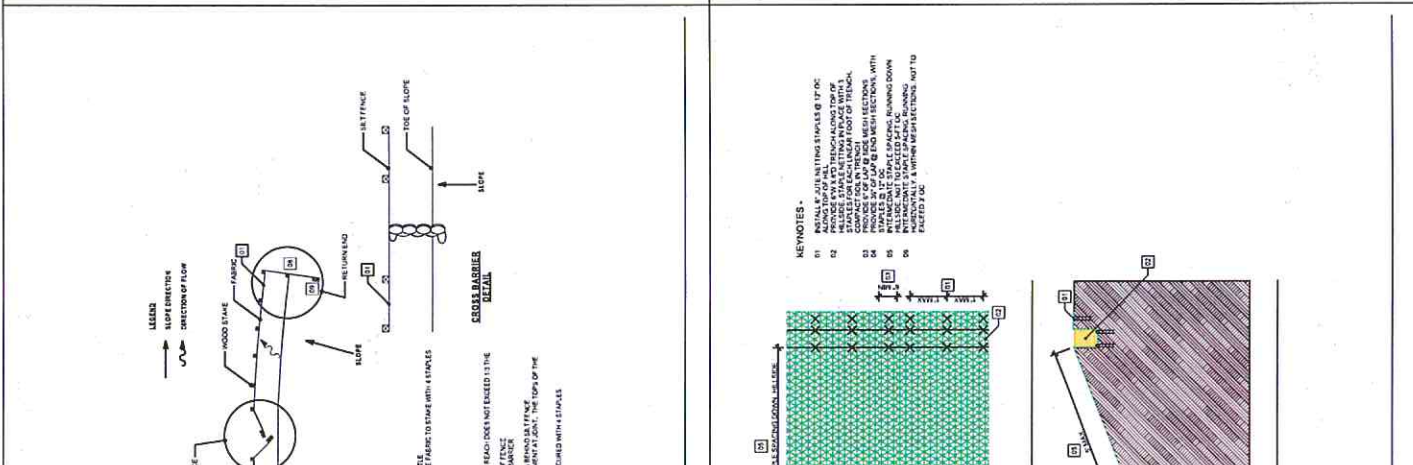
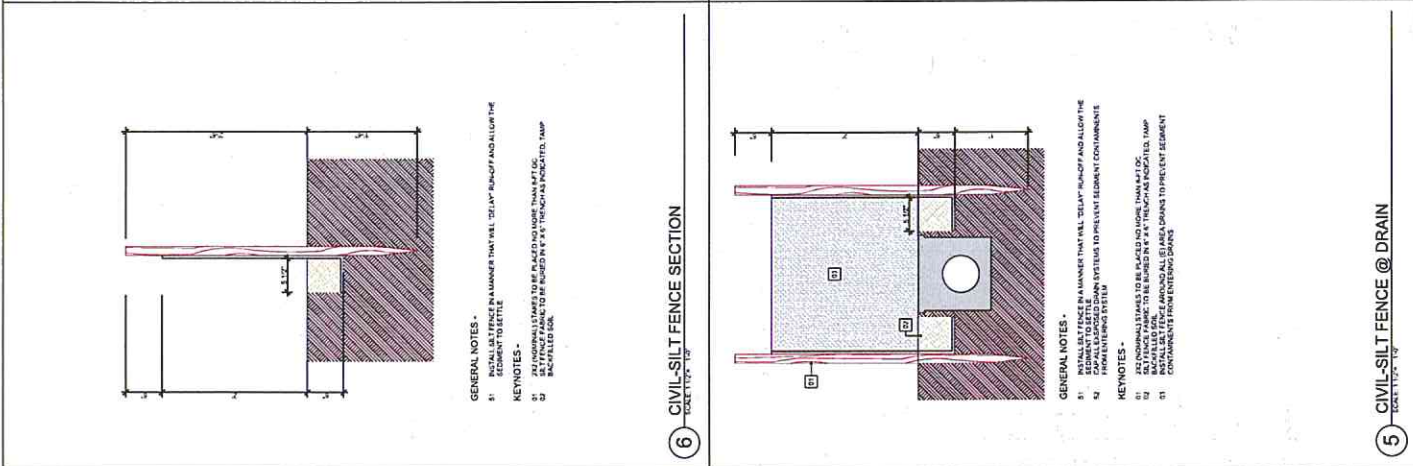
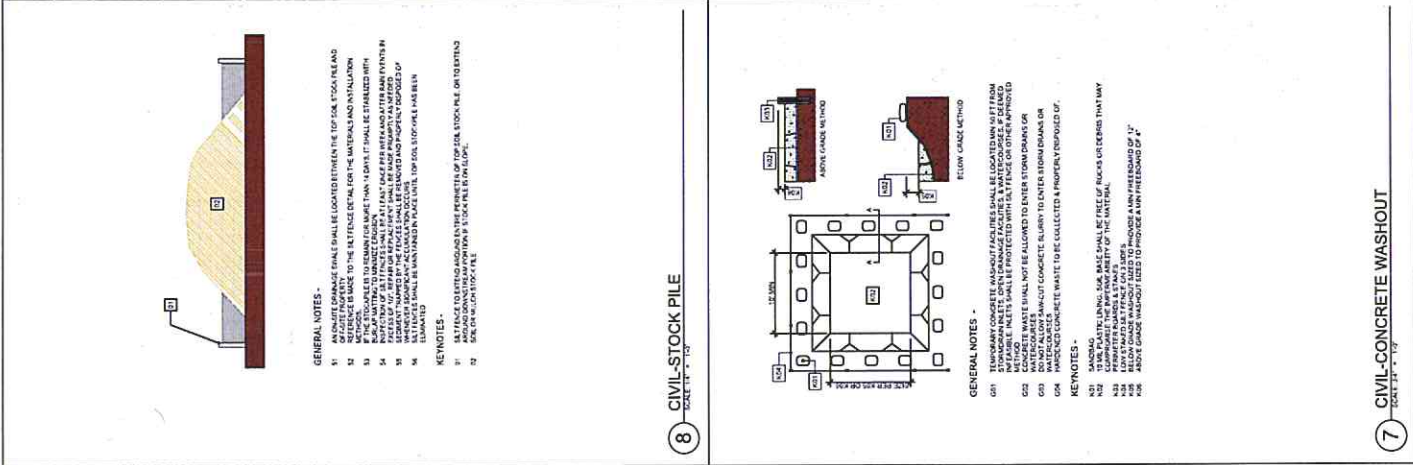
GENERAL NOTES -

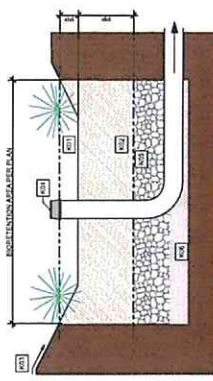
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
8. ALL UTILITIES SHALL BE DEEPENED AND CLEANED TO A MINIMUM OF 18" BELOW THE FINISHED GRADE.
9. ALL STRUCTURES SHALL BE CONSTRUCTED TO A MINIMUM OF 1.5' ABOVE THE FINISHED GRADE.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

KEYNOTES -

1. SEE SHEET 01 FOR GENERAL NOTES.
2. SEE SHEET 02 FOR STORMWATER PLAN.
3. SEE SHEET 03 FOR LANDSCAPE ARCHITECTURE.
4. SEE SHEET 04 FOR LANDSCAPE ARCHITECTURE.
5. SEE SHEET 05 FOR LANDSCAPE ARCHITECTURE.
6. SEE SHEET 06 FOR LANDSCAPE ARCHITECTURE.
7. SEE SHEET 07 FOR LANDSCAPE ARCHITECTURE.
8. SEE SHEET 08 FOR LANDSCAPE ARCHITECTURE.
9. SEE SHEET 09 FOR LANDSCAPE ARCHITECTURE.
10. SEE SHEET 10 FOR LANDSCAPE ARCHITECTURE.
11. SEE SHEET 11 FOR LANDSCAPE ARCHITECTURE.
12. SEE SHEET 12 FOR LANDSCAPE ARCHITECTURE.
13. SEE SHEET 13 FOR LANDSCAPE ARCHITECTURE.
14. SEE SHEET 14 FOR LANDSCAPE ARCHITECTURE.
15. SEE SHEET 15 FOR LANDSCAPE ARCHITECTURE.
16. SEE SHEET 16 FOR LANDSCAPE ARCHITECTURE.
17. SEE SHEET 17 FOR LANDSCAPE ARCHITECTURE.
18. SEE SHEET 18 FOR LANDSCAPE ARCHITECTURE.
19. SEE SHEET 19 FOR LANDSCAPE ARCHITECTURE.
20. SEE SHEET 20 FOR LANDSCAPE ARCHITECTURE.







GENERAL NOTES -

001 UNDER PLAN, BIORETENTION AREA TO HAVE 2-FOOT CLEARANCE FROM STRUCTURAL FOUNDATION. BIORETENTION AREA MUST NOT BE LOCATED WITHIN 5 FT OF A 2:1 SLOPE OR GREATER. BIORETENTION AREA MUST NOT BE LOCATED WITHIN 10 FT OF DRINKING WATER MAIN.

002 BIORETENTION AREA MUST NOT BE LOCATED WITHIN 10 FT OF DRINKING WATER MAINS UNLESS APPROVED BY THE LOCAL HEALTH DEPARTMENT. BIORETENTION AREA MUST BE DESIGNED FOR WATER SAKE INfiltration.

003 BIORETENTION AREA MUST BE DESIGNED FOR A 2% SLOPE TO THE DOWN-SLOPE DRAINAGE POINT.

004 BIORETENTION AREA MUST BE DESIGNED FOR A 2% SLOPE TO THE DOWN-SLOPE DRAINAGE POINT.

005 BIORETENTION AREA MUST BE DESIGNED FOR A 2% SLOPE TO THE DOWN-SLOPE DRAINAGE POINT.

KEYNOTES -

K01 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

K02 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

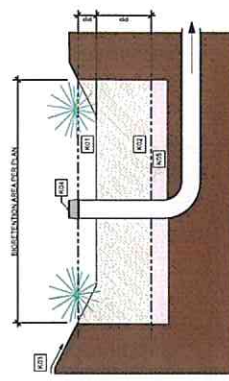
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K04 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

K05 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

K06 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

8 CIVIL-BIORETENTION OVR DETENTION W/OVRFLOW
SCALE: 1/4" = 1'-0"



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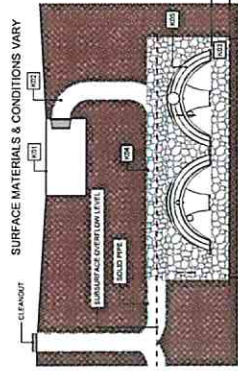
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K06 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

7 CIVIL-BIORETENTION W/ OVERFLOW
SCALE: 1/4" = 1'-0"



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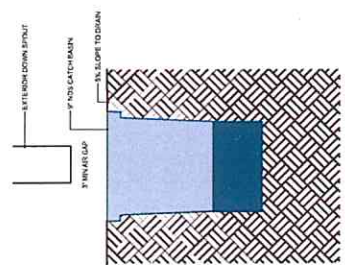
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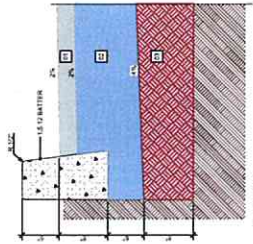
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K06 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

6 CIVIL-INFILTRATION CHAMBERS
SCALE: 1/4" = 1'-0"



4 CIVIL-DOWNSPOUT @ CATCHBASIN
SCALE: 1/4" = 1'-0"



KEYNOTES -

K01 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

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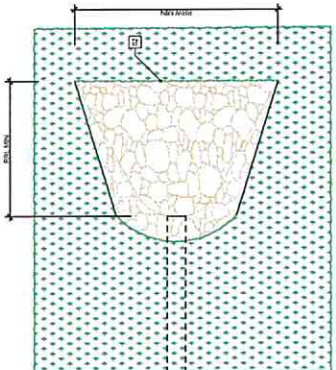
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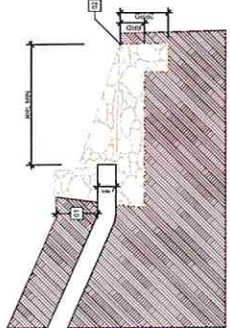
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K06 18" DIA. POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) PIPE WITH 2" SLOPE TO DOWN-SLOPE DRAINAGE POINT.

3 CIVIL-3" AC OVR 6" ROAD BASE WITH CURB
SCALE: 1/4" = 1'-0"



PLAN VIEW



SECTION VIEW

#	DEPTH	WIDTH	LENGTH	AREA	VOLUME
1	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
2	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
3	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
4	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
5	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
6	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
7	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
8	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
9	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'
10	1'-0"	3'-0"	1'-0"	3'-0'	3'-0'

GENERAL NOTES -

01 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

02 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

03 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

04 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

05 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

06 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

07 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

08 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

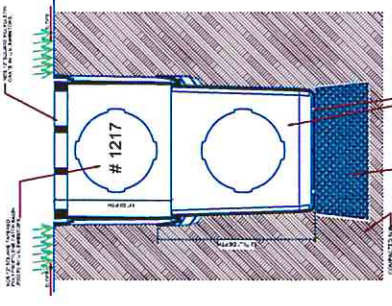
09 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

10 ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

1 CIVIL-STORM DRAIN TO RIPRAP
SCALE: 1/4" = 1'-0"



NDS CATCH BASIN FILTER 1200FF TO BE USED

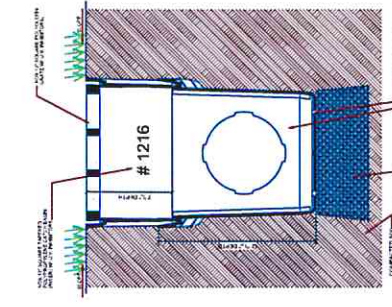


NOTE:

- 1. ALL MATERIALS SHALL BE AS SHOWN.
- 2. ALL DIMENSIONS SHALL BE IN UNITS OF INCHES.
- 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

NDS 12" W. CATCH BASIN WITH RISER INSTALLATION.
DESIGN/CONSTRUCTION

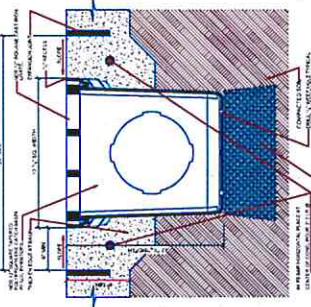
NDS 12" W. CATCH BASIN WITH RISER INSTALLATION.



NOTE:

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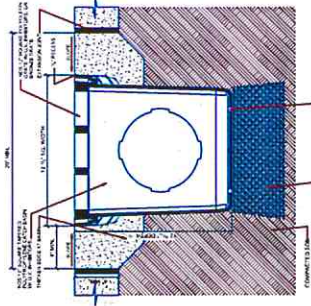
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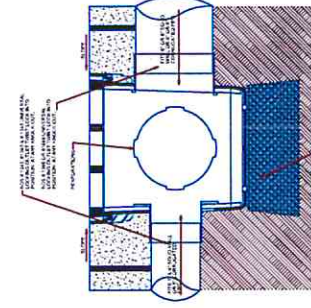
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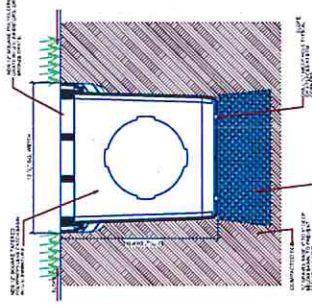
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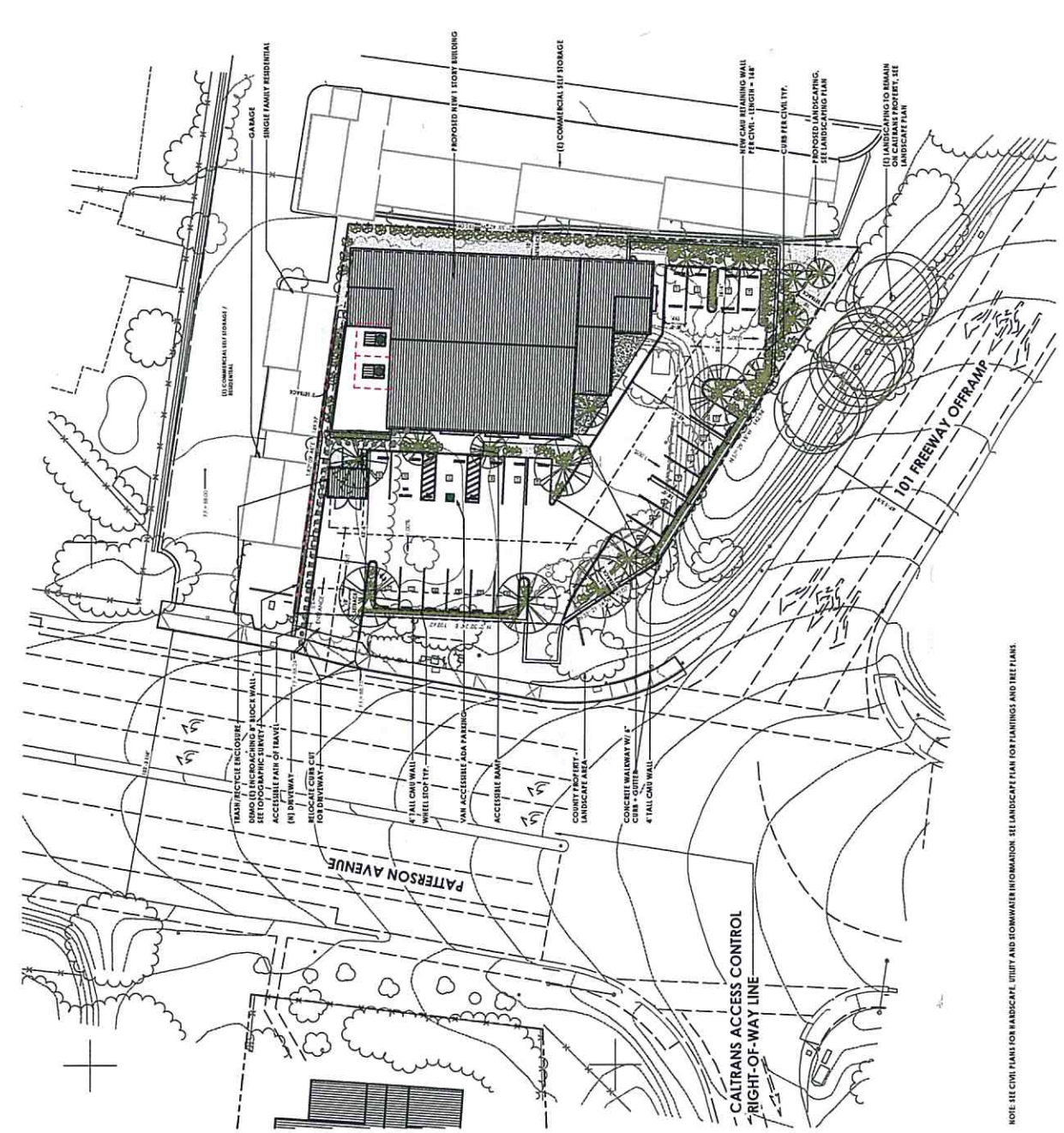
NDS 12" W. CATCH BASIN WITH RISER INSTALLATION.
DESIGN/CONSTRUCTION



OFFICE BUILDING
 85 N. Paterson Avenue
 Santa Barbara, CA 93103
 PROJECT NO. 121163-004

NO.	DESCRIPTION	DATE
001	PRELIMINARY	11/12/10
002	REVISION	12/12/10
003	REVISION	01/13/11
004	REVISION	02/13/11
005	REVISION	03/13/11
006	REVISION	04/13/11
007	REVISION	05/13/11
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228	REVISION	10/31/29
229	REVISION	11/31/29
230	REVISION	12/31/29

AS101
SITE PLAN



NOTE: SEE CIVIL PLAN FOR HARDSCAPE, UTILITY AND STORMWATER INFORMATION. SEE LANDSCAPE PLAN FOR PLANTINGS AND TREE PLANS.

LED AREA LIGHTS - USE SILEX MODULAR FIXTURE

FIXTURE	TYPE	WATTAGE	FEET CANDLE	FEET MOUNTING
SLX-S100	100W	100	100	10
SLX-S200	200W	200	200	10
SLX-S300	300W	300	300	10

PARKING LOT LIGHTING FIXTURES TO BE SPECIFIED AND DIMENSIONED AT PERMITTER OF PARKING AREA.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	LED AREA LIGHTS			
2	CONCRETE WALKWAY			
3	CURB			
4	ACCESSIBLE RAMP			
5	ADDITIONAL LANDSCAPING			
6	ADDITIONAL LANDSCAPING			
7	ADDITIONAL LANDSCAPING			
8	ADDITIONAL LANDSCAPING			
9	ADDITIONAL LANDSCAPING			
10	ADDITIONAL LANDSCAPING			

EXTERNAL LIGHT FIXTURE

FINISHES ASSUMED UNLESS SHOWN SHALL BE DOMICILIT PER LOCAL ORDINANCE.



L-0.1

26 SEPTEMBER 2018

DATE

CS

DRAWN BY

104720228

REVISIONS

PAGE DATE

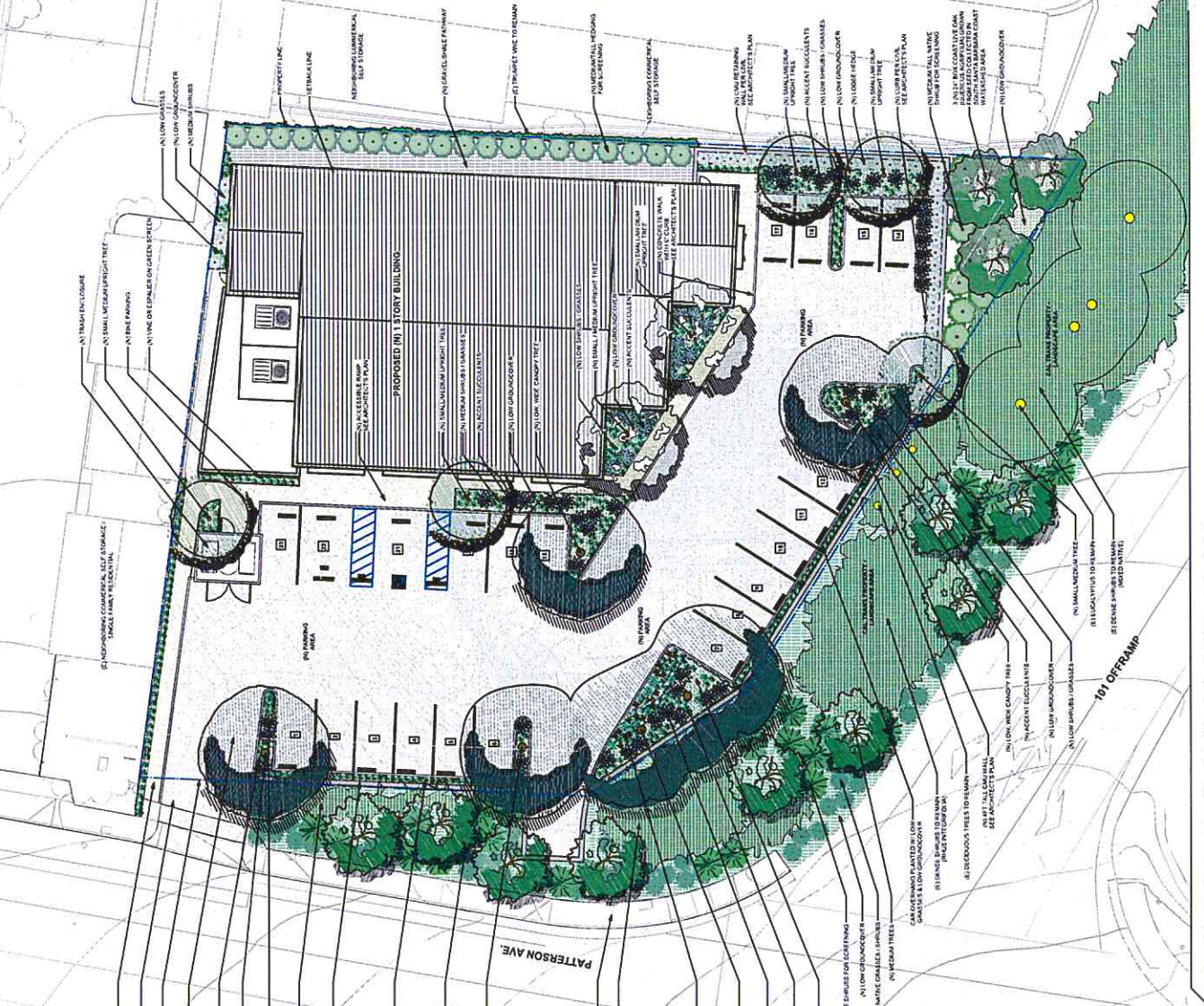
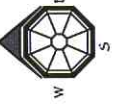
LETTER ADDRESS

COMMERCIAL BUILDING
80 NORTH PATTERSON AVENUE
GOLETA, CA

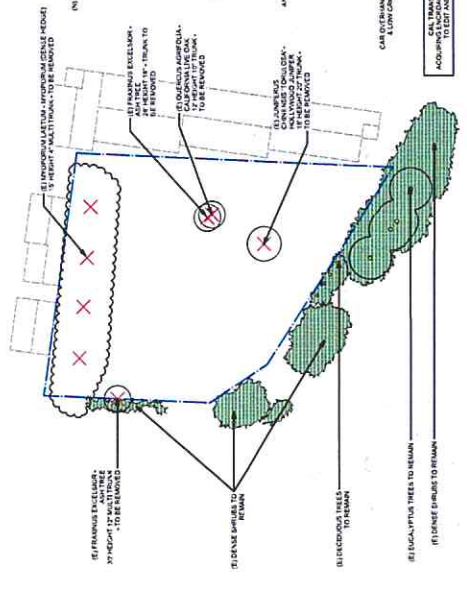
Preliminary landscape plan



PRELIMINARY LANDSCAPE PLAN - scale: 1"=10'-0"

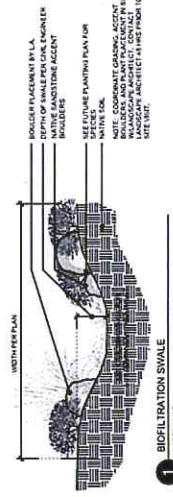


VEGETATION REMOVAL / PROTECTION PLAN SCALE: 1"=30'-0"



PLANTING SQUARE FOOTAGE:
 TOTAL LANDSCAPE: 2,886 SF
 PROPOSED PLANTING: 1,286 SF (44%)
 EXISTING PLANTING: 1,600 SF (56%)
CAL TRANS ROW: 8,168 SF
ALL NEW PLANTINGS SHALL COMPLY WITH CAL TRANS HIGHWAY DESIGN MANUAL

NOTE:
 TREE PLACEMENT AND SPECIES SELECTION TO BE STRATEGIC IN ORDER TO MAXIMIZE DESIRABLE VIEW VIEWS WHILE SHADING HARSH EXPOSURE AREAS AND REDUCING HEAT ISLAND EFFECT - TREES TO BE LOW SPREADING DECIDUOUS CANOPY TREES



BIOFILTRATION SWALE

(X) PLANTING TO BE REMOVED
 (P) PLANTING TO REMAIN
 (O) PLANTING TO BE REMOVED AND REPLACED WITH SPECIES TO BE DETERMINED BY ARCHITECT

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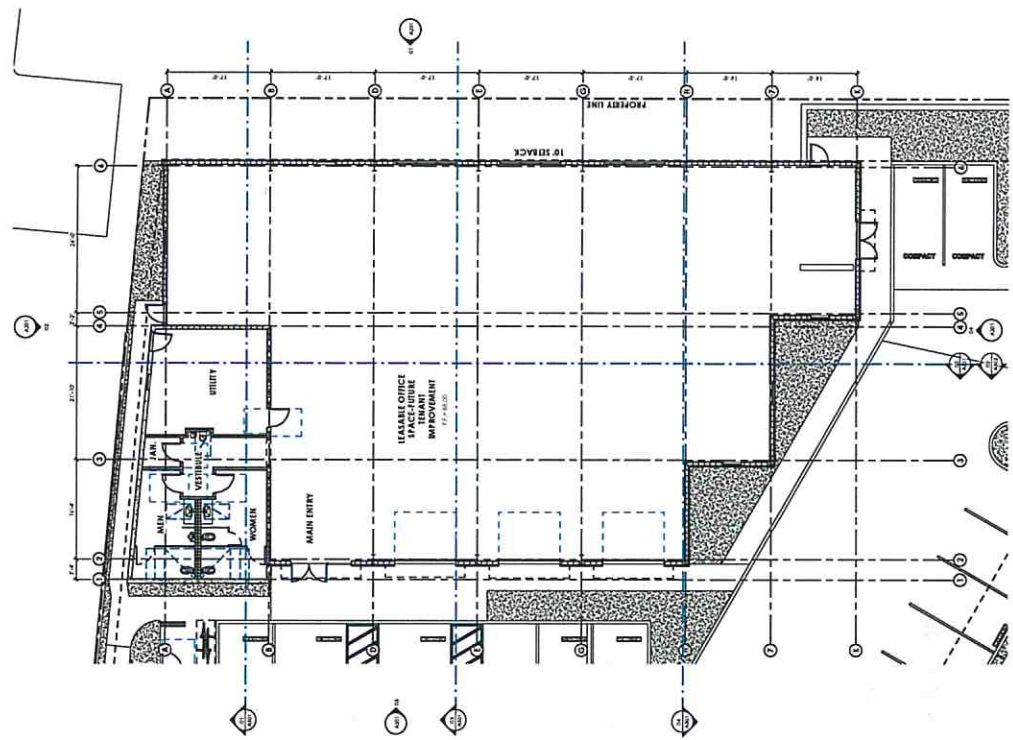
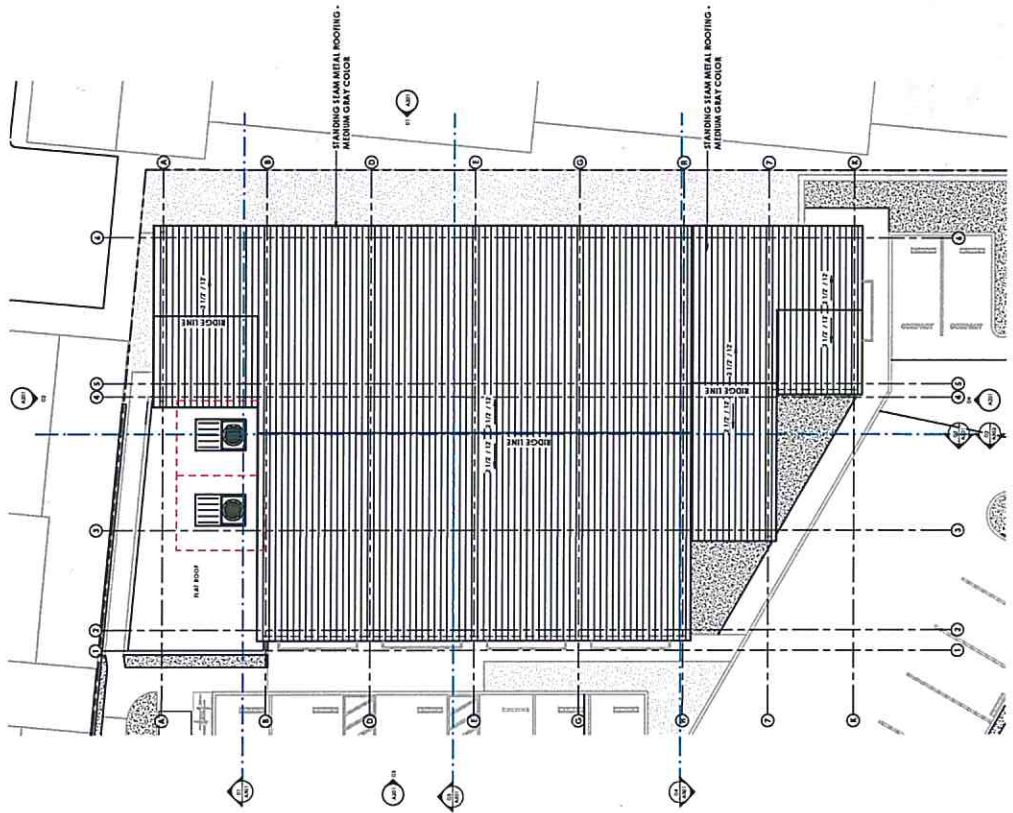
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ROOF PLAN GENERAL NOTES

1. REFER TO ALL OTHER DRAWINGS FOR PROJECT INFORMATION.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED OVER A SLOTTED DECK OR INSULATION AS SHOWN ON THIS DRAWING.
4. ALL ROOFING SHALL BE INSTALLED OVER A SLOTTED DECK OR INSULATION AS SHOWN ON THIS DRAWING.
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8. ALL ROOFING SHALL BE INSTALLED OVER A SLOTTED DECK OR INSULATION AS SHOWN ON THIS DRAWING.



DMHA
 DEFICIENT - MILLS - HODGINS - ASSOCIATES
 805.955.7777
 1 N. Cole Center Chavez #102
 Santa Barbara, CA 93103



NOT FOR CONSTRUCTION

OFFICE BUILDING
 85 N. Patterson Avenue
 Santa Barbara, CA 93101
 PROJECT # 10000
 NO. DESCRIPTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/10
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100	ISSUED FOR PERMITS	10/15/10

A101
 GROUND FLOOR & ROOF PLAN

FLOOR PLAN
 10/15/10

ROOF PLAN-02
 10/15/10



NOT FOR CONSTRUCTION

OFFICE BUILDING

85 N. Patterson Avenue
Goleta, CA 93111

PROJECT #1: 18C104

NO. 0000000001

DATE

DATE

DATE

DATE

DATE

DATE

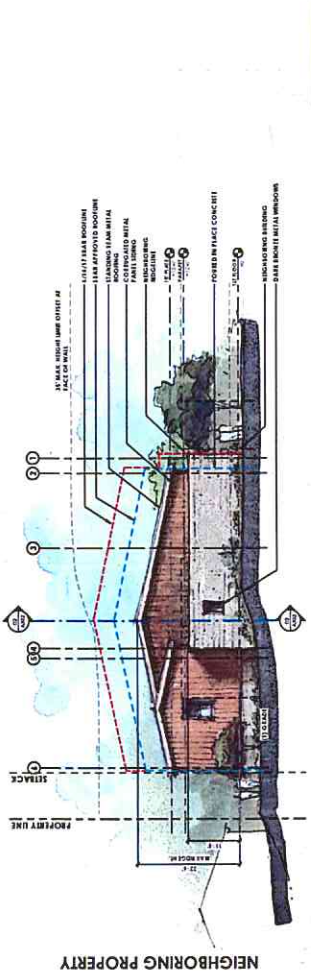
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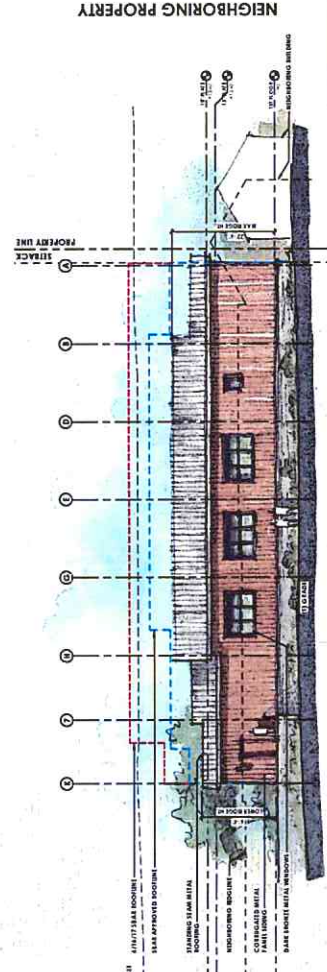
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A201
EXTERIOR ELEVATIONS

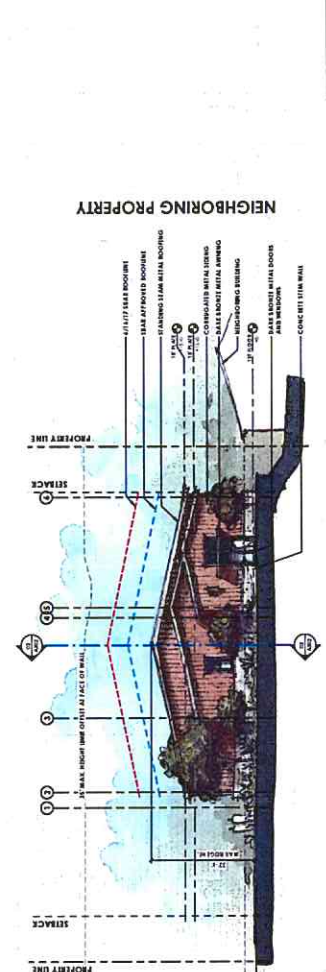
NORTH ELEVATION 02
1/12/17



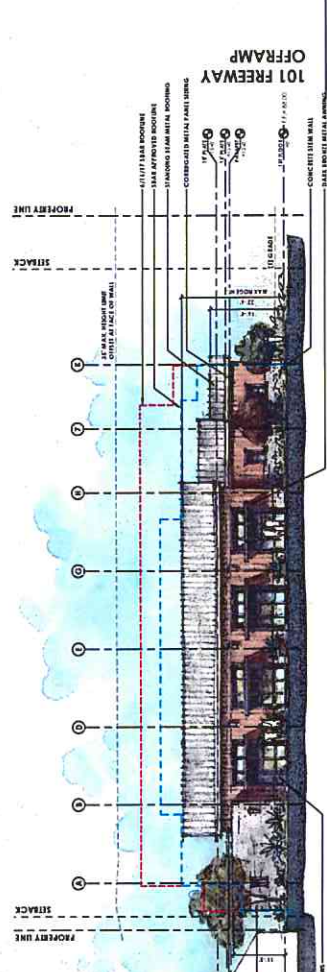
EAST ELEVATION 01
1/12/17



SOUTH ELEVATION 04
1/12/17



WEST ELEVATION 03
1/12/17



101 FREEMWAY
OFFRAMP



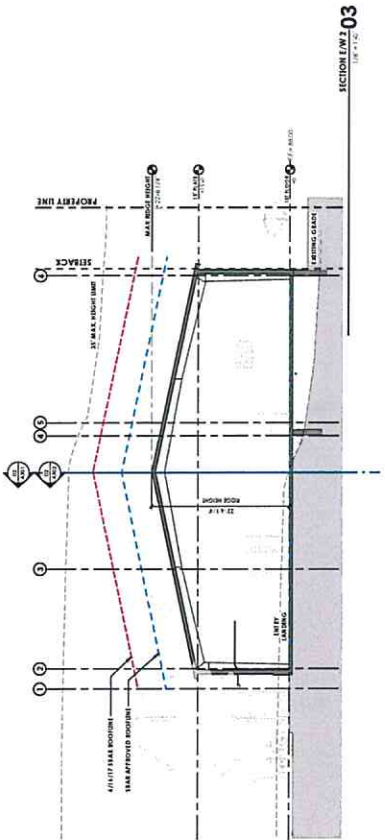


NOT FOR CONSTRUCTION

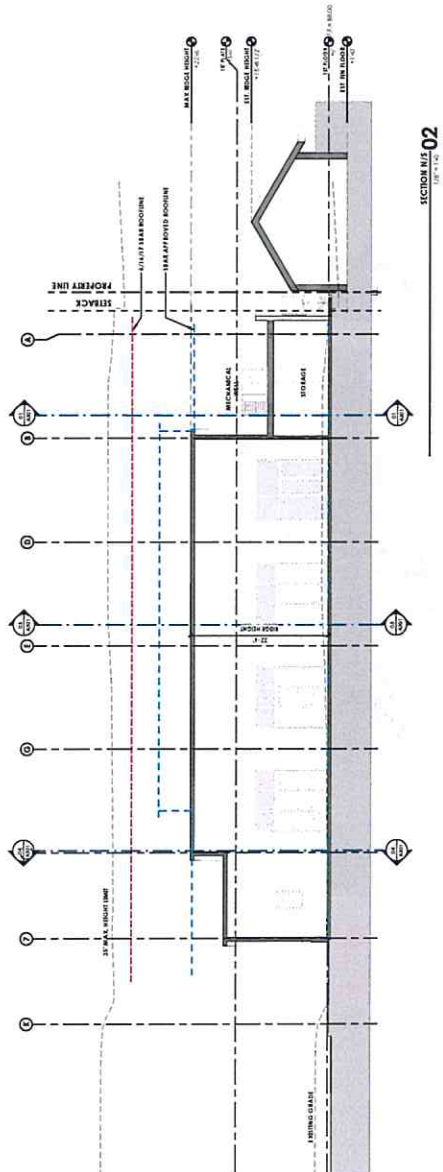
OFFICE BUILDING

83 N. Henderson Avenue
 Carp, CA 93111
 PROJECT #: 16C14

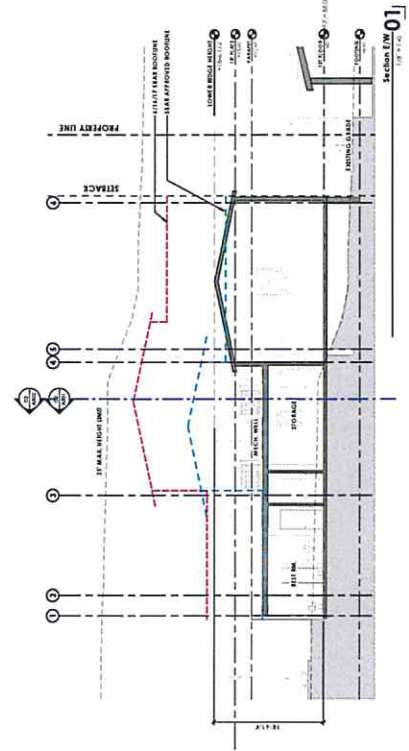
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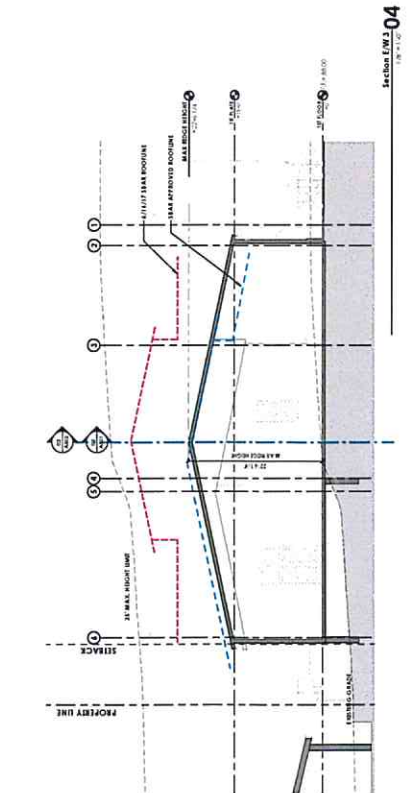
SECTION E-W 03
 1/8" = 1'-0"



SECTION E-W 02
 1/8" = 1'-0"



SECTION E-W 01
 1/8" = 1'-0"



SECTION E-W 04
 1/8" = 1'-0"

ATTACHMENT E: SBAR MINUTES (September 7, 2018)

COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of September 7, 2018**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Alex Pujo, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Alex Pujo	Chair	Josh Blumer	
John Vrtiak		Valerie Froscher	
Laurie Romano		Lia Marie Graham	SBAR Secretary
Douglas Keep		Alex Tuttle	Supervising Planner

COMMITTEE MEMBERS ABSENT:

Chris Gilliland

NUMBER OF INTERESTED PERSONS:

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** Ed Kalasky
- II. **AGENDA STATUS REPORT:** Romano moved, seconded by Keep and carried by a vote of 4 to 0 to approve the amendments to continue 16BAR-00000-00191 to the 9-21-18 meeting.
- III. **MINUTES:** Romano moved, seconded by Keep and carried by a vote of 4 to 0 to approve the Minutes of August 24, 2018 as amended.
- IV. **CONSENT AGENDA:**
- V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- VI. **STAFF UPDATE:** The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design.
- VII. **CONFLICT OF INTEREST BIENNIAL REVIEW 2018**
- VIII. **CONSENT AGENDA:**
- IX. **STANDARD AGENDA:**
9. **16BAR-00000-00154 Patterson Avenue Holdings LLC Commercial Building Santa Barbara**
16DVP-00000-00013 (Sean Stewart (805) 568-2517, Planner) **Jurisdiction: Goleta**
Request of DMHA, Edward DeVicente, architect for the owner, Patterson Avenue Holdings LLC, to consider **Case No. 16BAR-00000-00154 for Further Conceptual of an office building of**

approximately 7,134 square feet. The office building will be comprised of a 6,780 square foot ground floor and a 354 square foot mezzanine level. The project also includes a 23-space parking lot, a covered carport and landscaping. No structures currently exist on the parcel. Grading of the proposed project will require 4,108 cubic yards of cut, 20 cubic yards of fill, and 4,088 cubic yards of export. The property is a 0.54-acre parcel zoned C-2 and shown as Assessor's Parcel Number 067-200-005, located at **80 North Patterson** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/02/16, 11/18/16, 1/6/17, 6/16/17, 8/18/17 & 2-16-18)

PUBLIC COMMENTS: Wendell Nichols, David Major, Paul Bradford (letter), Eric Amador (letter)

SBAR COMMENTS:

- a. Support project changes.
- b. Removal of trellis is an improvement.
- c. Architectural style is appropriate and compatible.
- d. Project shields the neighboring storage units and provides a nice buffer with semi-agricultural architectural elements.
- e. Reduced scale is supportable.
- f. Reduced grading is a positive change – less bunkering improves the site plan.

Project received review only, no action was taken. Applicant may return for Preliminary Approval after review from the PC.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Froscher moved, seconded by Keep, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, September 21, 2018 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:32 P.M.

ATTACHMENT F: UPDATED TRAFFIC STUDY (November 16, 2018)



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

November 16, 2018

16107L03

Greg Christman
DHMA Architecture
County of Santa Barbara
1 North Calle Cesar Chavez #102
Santa Barbara, CA 93103

TRAFFIC AND CIRCULATION STUDY FOR THE 80 NORTH PATTERSON AVENUE OFFICE PROJECT, COUNTY OF SANTA BARBARA

Associated Transportation Engineers has prepared the following traffic and circulation study for the 80 North Patterson Avenue Office Project ("the Project") proposed in the Goleta area of Santa Barbara County. The study evaluates the Project's potential traffic impacts at the adjacent intersections based on the County's traffic impact thresholds and reviews site access and circulation.

Project Description

The Project is proposing to develop a 7,005 SF office building on a currently vacant site located on the southeast corner of the Patterson Avenue/U.S. 101 Northbound Ramps intersection. Figure 1 (attached) shows the location of the Project site in the Goleta area of Santa Barbara County. Access to the site is proposed via one driveway on Patterson Avenue that would serve the surface parking lot containing 23 parking spaces. The Project site plan is presented on Figure 2.

Project Trip Generation Estimates

Trip generation estimates were calculated for the Project using rates for Single Tenant Office Buildings (Land-Use #715) presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual.¹ Table 1 presents the results of the trip generation calculations for the Project.

¹ Trip Generation, Institute of Transportation Engineers, 9th Edition, 2012.

Table 1
Trip Generation Estimates

Land-Use	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Single Tenant Office Building	7,005	11.65	82	1.8	13 (12/1)	1.74	12 (2/10)

As shown in Table 1, the Project is forecast to generate 82 average daily trips, 13 A.M. peak hour trips, and 12 P.M. peak hour trips.

Trip Distribution

Table 2 presents the trip distribution percentages developed for the Project. The trip distribution percentages were established based on existing traffic flows as well as consideration of the adjacent street network and land uses. The distribution and assignment of the project-generated traffic is presented on Figure 3.

Table 2
Project Trip Distribution Percentages

Origin/Destination	Direction	Distribution %
Calle Real	West	10%
Patterson Avenue	North	5%
	South	15%
U.S. 101	North	25%
	South	45%
Total		100%

Thresholds of Significance

The Project's potential traffic impacts at the adjacent intersections in the Patterson Avenue corridor were evaluated using the County of Santa Barbara and City of Goleta traffic impact thresholds, which are summarized below:

Santa Barbara County/City of Goleta Traffic Impact Thresholds

- A. The project will result in a significant impact on transportation and circulation if proposed project traffic increases the volume to capacity (V/C) ratio at local intersections by the values provided in the following table:

Significant Changes in Levels of Service	
Intersection Level of Service (Including Project)	Increase in V/C or Trips Greater Than
LOS A	0.20
LOS B	0.15
LOS C	0.10
LOS D	15 Trips
LOS E	10 Trips
LOS F	5 Trips

- B. The project's access to a major road or arterial road would require access that would create an unsafe situation, a new traffic signal, or major revisions to an existing traffic signal.
- C. The project would add traffic to a roadway that has design features (e.g., narrow width, road-side ditches, sharp curves, poor sight distance, inadequate pavement structure) that would become a potential safety problem with the addition of project traffic.
- D. Project traffic would utilize a substantial portion of an intersection's capacity where the intersection is currently operating at acceptable levels of service, but with cumulative traffic would degrade to or approach LOS D (V/C 0.80) or lower. Substantial is defined as a minimum change of 0.03 for an intersection which would operate from 0.80 to 0.85, a change of 0.02 for an intersection which would operate from 0.86 to 0.90 and a change of 0.01 for an intersection which would operate greater than 0.90 (LOS E or worse).

Potential Impacts

In order to evaluate the Project’s potential traffic impacts at the adjacent intersections, existing and future levels of service were obtained from several sources. Levels of service for the Patterson Avenue/Calle Real, Patterson Avenue/U.S. 101 Northbound Ramps, and Patterson Avenue/U.S. 101 Southbound Ramps intersections were obtained from the Goleta Hotel Project Revised Traffic Impact Analysis².

² Goleta Hotel Project Revised Traffic Impact Analysis, Pinnacle Traffic Engineering, June 2017.

The existing and future levels of service for the Patterson Avenue corridor intersections are presented in Tables 3 and 4, along with the project-added traffic. It is noted that the County of Santa Barbara and Caltrans recently implemented improvements at the Patterson Avenue/U.S. 101 SB Ramps intersection (dual southbound left-turn lanes). The LOS values presented in Tables 3 and 4 therefore assume the improvements.

Table 3
Existing and Future A.M. Peak Hour Levels of Service

Intersection	Existing LOS	Future LOS	Project Trips	Impact?
U.S. 101 NB Ramps/ Patterson Avenue	0.74/LOS C	0.76/LOS C	15	NO
U.S. 101 SB Ramps/ Patterson Avenue	0.55/LOS A	0.57/LOS A	8	NO
Patterson Avenue/ Calle Real	0.66/LOS B	0.68/LOS B	3	NO

Table 4
Existing and Future P.M. Peak Hour Levels of Service

Intersection	Existing LOS	Future LOS	Project Trips	Impact?
U.S. 101 NB Ramps/ Patterson Avenue	0.78/LOS C	0.80/LOS C	11	NO
U.S. 101 SB Ramps/ Patterson Avenue	0.78/LOS C	0.81/LOS D	7	NO
Patterson Avenue/ Calle Real	0.67/LOS B	0.69/LOS B	10	NO

The data presented in Tables 3 and 4 show that the study-area intersections currently operate at LOS C or better under Existing conditions. The Project's traffic additions would not generate significant impacts at these locations based on City and County thresholds.

The data presented in Table 4 show that the Patterson Avenue/U.S. 101 Southbound Ramps intersection is forecast to operate at LOS D during the P.M. peak hour with future volumes. Based on the County/City impact thresholds, the Project would not generate significant impacts at this location as it would not increase the V/C ratio by 0.03 or more.

Site Access and Circulation

Access to Project site is proposed via one driveway connection to Patterson Avenue. As shown in the Project site plan (Figure 2), the driveway would be located on the northwest corner of the Project site and is accessible from the northbound lanes on Patterson Avenue. The existing raised median on Patterson Avenue would limit the driveway to right-turn in and out movements. Vehicles exiting the site that wish to travel southbound on Patterson Avenue would make a U-Turn at the Patterson Avenue/Calle Real intersection.

Figure 3 shows the projected driveway volumes for the A.M. and P.M. peak hour periods. As shown on the figure, the entering and exiting volumes would be relatively low (1 to 12 trips per hour) and would be accommodated by the proposed site access design.

This concludes ATE's traffic and circulation study for the 80 North Patterson Avenue Office Project.

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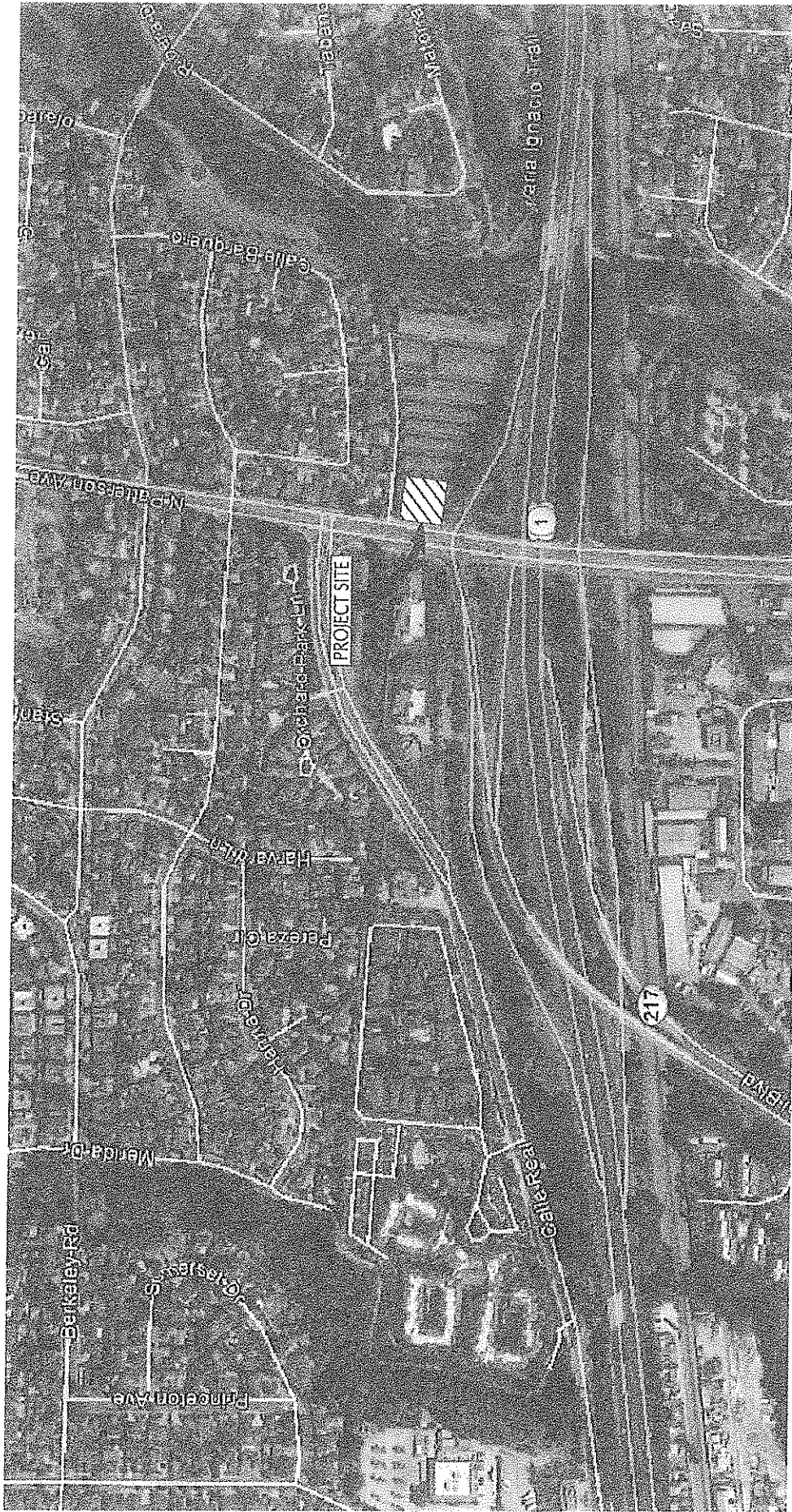
By: 
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Principal Planner

SAS/DLD

Attachments

Associated Transportation Engineers
 Trip Generation Worksheet - With In/Out Splits

80 N. PATTERSON AVENUE (#16107)																
Land-Use	Size	Multi-Trip	ADT			A.M.			P.M.							
			Rate	Trips	Trips	Rate	In %	Trips	Out %	Trips	In %	Trips	Out %	Trips		
SINGLE TENANT OFFICE BUILDING	7,005	1.00	11.65	82	1,800	13	89%	12	11%	1	1.74	12	15%	2	85%	10



NOT TO SCALE

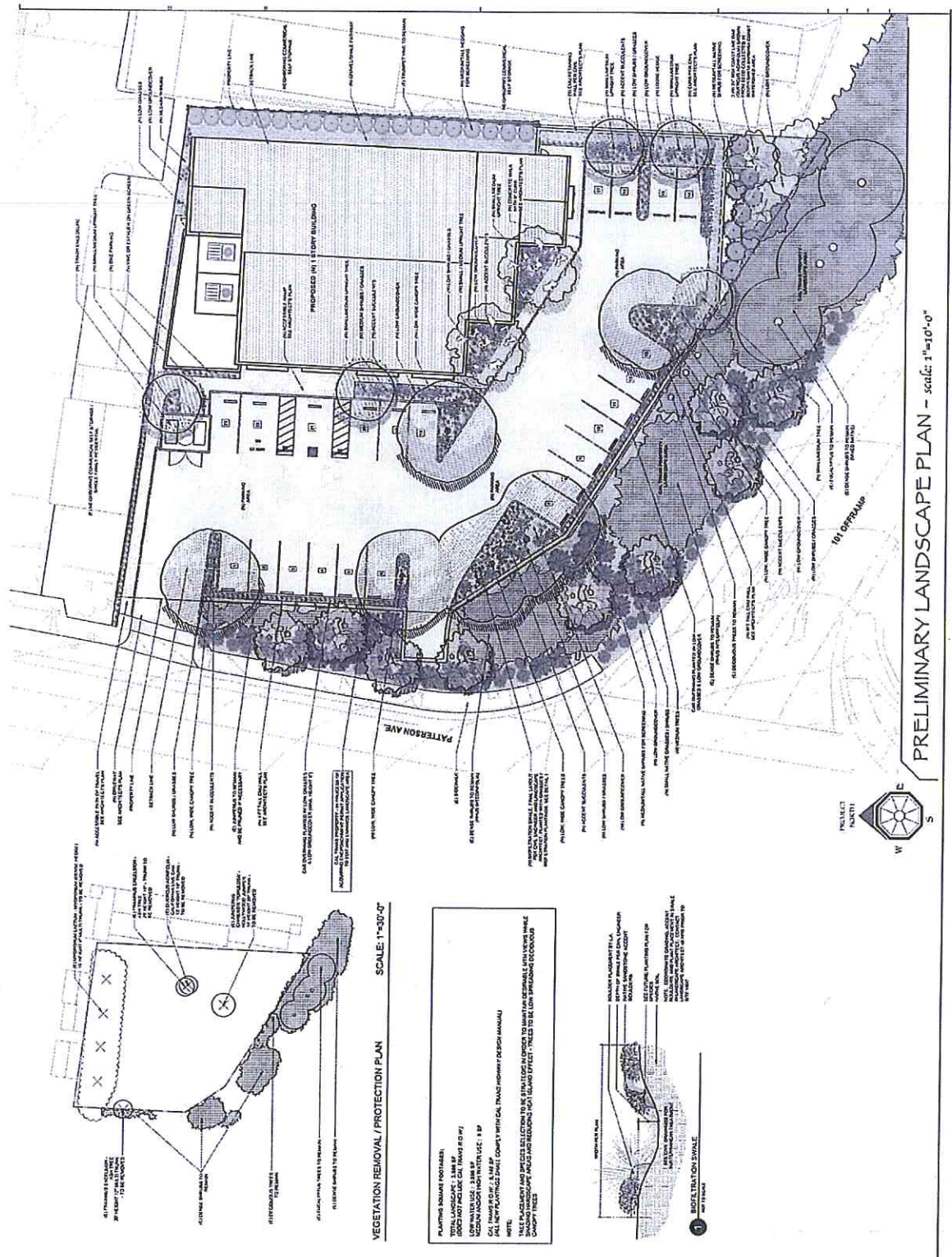
FIGURE 1

PROJECT SITE PLAN



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PRELIMINARY LANDSCAPE PLAN - scale: 1"=10'-0"

PROJECT SITE PLAN





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PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 3

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