



Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

April 8, 2025

Lonnie Roy
P.O. Box 589
Santa Barbara, CA 93102

PLANNING COMMISSION
HEARING OF APRIL 2, 2025

RE: Mission Isla Vista Partners LP Housing Development; 24DVP-00005 and 24CDP-00021

Hearing on the request of Mission Isla Vista Partners LP to consider the following:

- a) Case No. 24DVP-00005 for a Development Plan to allow for three new, three-story apartment buildings, totaling 16 new units, in compliance with Section 35-174 of Article II, the Coastal Zoning Ordinance.
- b) Case No. 24CDP-00021 for a Coastal Development Permit (CDP) for the construction of three new, three-story multi-family buildings in compliance with Section 35-169 of Article II.
- c) Determine the project is exempt from CEQA pursuant to Public Resources Code Section 21159.25 (Residential or Mixed-Use Housing Projects), as outlined in the Notice of Exemption.

The application involves Assessor Parcel No. (APN) 075-092-009, zoned Medium Density Student Residential (SR-M-18), located at 6737 Sueno Road, in the Goleta Community Plan area, Second Supervisorial District. (Continued from 02/26/25)

Dear Mr. Roy:

At the Planning Commission hearing of April 2, 2025, Commissioner Bridley moved, seconded by Commissioner Martinez and carried by a vote of 3 to 2 (Cooney and Parke no) to:

1. Make the required findings for approval of the project as specified in Attachment A of the staff memo dated March 25, 2025, including CEQA findings.
2. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 21159.25 [Residential or Mixed-Use Housing Projects], as outlined in the Notice of Exemption included as Attachment C of the staff report dated February 19, 2025.
3. Approve the project, Case Nos. 24DVP-00005 and 24CDP-00021, subject to the revised conditions included as Attachment B to the staff memo dated March 25, 2025 and as revised at the hearing of April 2, 2025.

REVISIONS TO THE CONDITIONS OF APPROVAL

Condition 1 of Attachments B1 and B2 was updated as shown in ~~strikeout~~ and underline:

123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030
624 W. Foster Road, Santa Maria, CA 93455 • (805) 934-6250 • Fax (805) 934-6258
www.countyofsb.org; Follow us @CountyofSB



Proj Des-01 Project Description: This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked A-E, dated February 19, 2025, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a Development Plan and Coastal Development Permit submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single-family dwelling and 455 SF garage, and the construction of three new, 3-story multi-family buildings totaling ~~15,213~~ 15,093 net SF and ~~18,837~~ 18,436 gross SF. The project includes 16 residential units ~~(16 three-bedroom units)~~ 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36'-7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8-foot tall masonry wall along the southern property line and a portion of the western property line, two 6-foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). The Applicant will evaluate the option to provide a car-share vehicle (such as zip-car) on-site. The Applicant will also voluntarily market the housing complex as a public-transit accessible site.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and three concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, and an increase to maximum height limit for the SR-M Zone District. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58-acres net, 0.65-acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The attached findings and conditions reflect the Planning Commission's actions of April 2, 2025.

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

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee

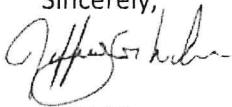
must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, April 14, 2025 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$793.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

INCLUDE THE FOLLOWING PARAGRAPH IF THE PROJECT CONSTITUTES DEVELOPMENT IN WHICH APPROVAL IS CONDITIONED ON THE PAYMENT OF MITIGATION FEES AND/OR INCLUSIONARY HOUSING ORDINANCE IN-LIEU FEES, AND ON ALL DETERMINATIONS OF MITIGATION FEE AND/OR INCLUSIONARY HOUSING ORDINANCE IN-LIEU FEES AMOUNTS:

A protest of mitigation and inclusionary housing in-lieu fees imposed pursuant to Conditions 16-21 in Action Letter/Staff Report dated February 19, 2025 may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Owner: Mission Isla Vista Partners LP, Ed St. George, 831 Cliff Drive Ste. 100, Santa Barbara, CA 93109
County Surveyor
Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Laura Capps, Second District Supervisor
Kathleen Volpi, Planner

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

JW/dmv

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

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 21159.25 [Residential or Mixed-Use Housing Projects]. Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

As discussed in Section 4.1 of the staff report dated February 19, 2025, and incorporated herein by reference, the proposed housing development project is eligible for processing pursuant to the Housing Accountability Act (HAA). Under the HAA, an eligible housing development project that is consistent with objective general plan and zoning standards and criteria cannot be disapproved or conditioned to lower density unless the decision-maker finds, supported by a preponderance of the evidence in the record, that the project: 1) would have a specific, adverse impact upon the public health or safety; and 2) there is no feasible method to satisfactorily mitigate or avoid the adverse impact. Under the HAA, "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete; and "objective" means involving no personal or subjective judgement by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official. Additionally, projects subject to the HAA must comply with the California Coastal Act of 1976, and the Article II Coastal Zoning Ordinance Findings are part of the County's approved Local Coastal Plan, adopted under the Coastal Act.

ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

2.1 DEVELOPMENT PLAN FINDINGS

2.1.1 Findings required for all Preliminary or Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

1. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.

The County Planning Commission finds that, as an HAA project that is consistent with all applicable requirements of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed. Through State Density Bonus Law (SDBL) requests, and as detailed in Sections 6.2 and 6.3 of the Planning Commission staff report dated February 19, 2025, incorporated herein by reference, the project complies with objective general plan and zoning standards related to density, physical characteristics, and location.

The project site comprises a 0.65-acre gross parcel that is developed with a

residential structure. The project proposes market-rate apartments and affordable apartments. The site is relatively flat and is located in an urban infill area and has the capacity to serve the proposed development. The siting of the structures provides access that complies with the County Public Works Department and the County Fire Protection District standards regarding ingress and egress to the site. The site is accessed from a driveway off Sueno Road. Access to the project site will remain relatively unchanged. Public Works Transportation reviewed the project including sidewalk, and roadway improvements, and approved a Design Exemption for the driveway placement under an Encroachment Permit (Permit No. 24-054-EN-0002) finding no hazards resulting from the design. The project site is designed to comply with the County Flood Control District Standard Conditions and is conditioned to comply with District requirements for drainage and runoff containment.

2. That adverse impacts are mitigated to the maximum extent feasible.

The County Planning Commission finds that, as an HAA project that is consistent with all applicable requirements of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, adverse impacts will be mitigated to the maximum extent feasible. As discussed in Attachment C of the staff report dated February 19, 2025, incorporated herein by reference, the project is exempt from environmental review pursuant to Public Resources Code Section 21159.25, which exempts residential or mixed-use housing projects in urbanized areas. There are no environmentally sensitive habitat areas on the project site. The project will not have significant impacts related to transportation, noise, air quality, greenhouse gas emissions, or water quality.

A Vehicle Miles Traveled (VMT) calculation was conducted for the project and determined that the proposed project will result in an estimated average of 92 daily trips, fewer than 110 average daily trips, the County threshold. The project will generate short-term construction related noise, and therefore is conditioned to limit construction hours to Monday through Friday, 8:00 a.m. to 5:00 p.m. No construction shall occur on weekends or State holidays. Long term noise levels will be that of a residential use in an urban neighborhood. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NOx and ROG would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project is conditioned (Attachment B-1, Condition No. 30) to comply with measures recommended by the APCD, in their letter dated June 2024, to reduce construction-related emissions of ozone precursors to the extent feasible. Additionally, the project will construct 3 buildings with a combined 15,093 net SF and 16 multi-family units, which falls below the County adopted Screening Criteria of 55,000 square feet for multi-family housing and therefore will not generate greenhouse gas emissions, either directly or indirectly, that will have a significant effect on the environment. Finally, the project incorporates a Tier 2 Stormwater Control plan which incorporates permeable pavement and an underground storage system to detain runoff to meet Public Works Flood Control and Project Clean Water requirements.

3. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The County Planning Commission finds that, as an HAA project that is consistent with all applicable requirements of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, streets and highways will be adequately and properly designed to handle the type and quantity of traffic generated by the proposed use. As detailed in Section 6.2 of the Planning Commission staff report dated February 19, 2025, incorporated herein by reference, the existing roads meet the applicable objective standards for providing access to the proposed project. The project site will be accessed off of Sueno Road. The project was reviewed by Public Works Transportation, who has confirmed adherence to their code standards.

The County presumes that land use projects meeting any of the screening criteria, absent substantial evidence to the contrary, will have less than significant VMT impacts and will not require further analysis. A single-component project (e.g., residence, office, or store) only needs to meet one of the screening criteria. Using the County's VMT Tool, it was determined that the proposed project, which involves construction of 16 new apartments, will result in fewer than 110 average daily trips. The VMT Tool estimated an average of 92 daily trips. The project meets the screening criteria for small projects, and therefore, is presumed to have an insignificant impact related to VMT.

4. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

The County Planning Commission finds that adequate public services are available to serve the proposed development. The site is served by the Goleta Water District and Goleta West Sanitary District. The Goleta Water District provided a Preliminary Water Service Determination letter on April 29, 2024, and Goleta West Sanitary District provided a Sewer Availability letter on February 12, 2025. Additionally, Santa Barbara County Fire Department reviewed the project and provided a memo stamped on March 14, 2024. A VMT calculation was conducted and Sueno Road is able to accommodate the projected increase in traffic. The parcel will continue to be served by the Santa Barbara Police Department.

5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.

The County Planning Commission finds that, as an HAA project that is consistent with all applicable requirements of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, 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. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report, dated February 19, 2025, incorporated herein by reference, with the inclusion of the SDBL requests, the project is consistent with all objective general plan and zoning standards, and complies with objective standards related to aesthetics, noise, drainage, and public services. The project site has historically been developed with residential development. The proposed multi-family residential development continues the residential use of the property, and surrounding development is all zoned for medium density housing and is developed with single-family residential and multi-family residential development. The project is requesting a waiver under SDBL to exceed the height

limit of 25 feet, increase the allowed bedroom density, and reduce setback requirements. Pursuant to Government Code Sections 65915(d)(1) and 65915(k), a developer can reduce or modify development standards, as defined in the statute, when those requirements will have the effect of potentially making the project economically infeasible for the developer by precluding the construction of a development at the allowed density. The County Planning Commission finds that without the requested concessions, the development at the allowed density would be precluded and therefore, the concessions are granted. Additionally, landscaping is proposed along the edges of the project area to screen the development from public view and blend with the surrounding area.

- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.**

The County Planning Commission finds that the proposed development, as conditioned and modified through SDBL, will comply with all applicable requirements of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan. Furthermore, through compliance with applicable development standards and criteria, the project will not result in any specific adverse impact on public health or safety.

As discussed in Section 6.3 of the staff report dated February 19, 2025, incorporated herein by reference, with the approval of the SDBL requests for three concessions/incentives to applicable Article II development standards for bedroom density, height, and setbacks, the project complies with all applicable objective standards. Pursuant to Government Code Sections 65915(d)(1) and 65915(k), a developer can reduce or modify development standards, as defined in the statute, when those regulations potentially make the project economically infeasible for the developer to build. The County Planning Commission finds that without the requested concessions, the development at the allowed density would be precluded and therefore, the concessions are granted.

As detailed in Section 6.2 of the staff report dated February 19, 2025, incorporated herein by reference, the proposed project, as conditioned, is consistent with the applicable objective policies and development standards of the Comprehensive Plan. In addition, the project is consistent with objective policies regarding adequate services, noise, and protection of visual resources, cultural resources, and water resources.

- 7. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.**

The County Planning Commission finds that the proposed project is not located in the rural area as designated on the comprehensive plan map. This finding is not applicable to the project.

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

The County Planning Commission finds that the proposed project will not conflict with any easements required for public access through, or public use of a portion of the subject property because no such easements exist on the subject property.

2.1.2 Additional finding required for Final Development Plans. In compliance with Section 35-174.7.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Final Development Plan that follows an approved Preliminary Development Plan the decision-maker shall first find that the Final Development Plan is in substantial conformity with any approved Preliminary or Revised Preliminary Development Plan.

The County Planning Commission finds that the Development Plan may be considered as both a Preliminary and Final Development Plan because there is no previously approved Preliminary Development Plan.

2.2 COASTAL DEVELOPMENT PERMIT FINDINGS

Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.

Findings required for Coastal Development Permit applications subject to Section 35-169.4.1. In compliance with Section 35-169.5.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.1 the decision-maker shall first make all of the following findings:

- 1. The proposed development conforms:**
 - a. To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;**
 - b. With the applicable provisions of this Article or the project falls within the limited exceptions allowed under with Section 35-161 (Nonconforming Use of Land, Buildings, and Structures).**

The County Planning Commission finds that the proposed development, as conditioned and modified through SDBL, will comply with all applicable requirements of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan. Furthermore, through compliance with applicable objective development standards and criteria, the project will not result in any specific adverse impact on public health or safety.

As discussed in Section 6.3 of the staff report dated February 19, 2025, incorporated herein by reference, with the approval of the SDBL requests for a 45% density bonus of 5 additional units, a reduced parking ratio, and three concessions/incentives to applicable Article II development standards for bedroom density, height, and setbacks, the project complies with all applicable objective standards. Pursuant to Government Code Sections 65915(d)(1) and 65915(k), a developer can reduce or modify development standards, as defined in the statute, when those requirements potentially make the project economically infeasible for the developer to build. The County Planning Commission finds that without the requested concessions, the development at the allowed density would be

precluded and therefore, the concessions are granted.

As detailed in Section 6.2 of the staff report dated February 19, 2025, incorporated herein by reference, the proposed project, as conditioned, is consistent with the applicable objective policies and development standards of the Comprehensive Plan. The project is consistent with objective policies regarding adequate services, noise, and protection of visual resources, cultural resources, and water resources.

2. The proposed development is located on a legally created lot.

The County Planning Commission finds that the proposed development is located on a legally created lot shown on Assessor's Map Bk. 75 Pg. 9. The lot was originally created as part of the Rancho Los Dos Pueblos Isla Vista Tract. The parcel is originally developed with a single-family dwelling and detached garage built between 1939 and 1944 prior to permitting requirements.

3. The subject property and development on the property is in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).

The County Planning Commission finds that the subject property and development on the property is in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable provisions of Article II. As discussed in Section 6.3 of the staff report dated February 19, 2025, incorporated herein by reference, with the approval of the SDBL requests for three concessions to applicable Article II development standards, the project complies with all applicable objective standards. There are no zoning or building violations recorded against the subject property. All processing fees have been paid to date.

ATTACHMENT B-1: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked A-E, dated February 19, 2025, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a Development Plan submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single-family dwelling and 455 SF garage, and the construction of three new, 3-story multi-family buildings totaling 15,093 net SF and 18,436 gross SF. The project includes 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36'-7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8-foot tall masonry wall along the southern property line and a portion of the western property line, two 6-foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). The Applicant will evaluate the option to provide a car-share vehicle (such as zip-car) on-site. The Applicant will also voluntarily market the housing complex as a public-transit accessible site.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and three concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, and an increase to maximum height limit for the SR-M Zone District. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58-acres net, 0.65-acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located

at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

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-10c 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. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. 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 for P&D approval incorporating these requirements and showing locations and height of all exterior lighting fixtures.

TIMING: P&D shall review a Lighting Plan for compliance with this measure prior to issuance of a Coastal Development Permit for structures.

MONITORING: Compliance Monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

4. **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 first grading 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 and landscaping successfully installed.

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

- 5. 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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation 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 Coastal Development Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 6. 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 respond to complaints.

- 7. NPDES-15 Storm Water Retention-Pervious Parking:** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces including pervious pavement into the project design.

PLAN REQUIREMENTS: The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

MONITORING: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 8. NPDES-16 Storm Water Retention-Roof Runoff Collection:** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided.

PLAN REQUIREMENTS: The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation

prior to Final Building Inspection Clearance.

- 9. NPDES-18 Storm Water Retention-Driveway Design:** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas.

PLAN REQUIREMENTS: The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 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 needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All 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:** Water Conservation in Landscaping. The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of the CDP, 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 Supplement Application, including the Landscape Documentation Package or Appendix D, as appropriate to the size of the landscape area.

PLAN REQUIREMENTS: The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.

TIMING: The Water Efficient Landscape Ordinance Supplemental Application shall be completed, stamped, signed, and submitted to P&D prior to issuance of the CDP. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

MONITORING: Permit Compliance and Building Inspection staff shall check in the

field prior to Final Building Inspection Clearance to ensure the landscape and irrigation is installed per plan and ensure the Certificate of Completion is completely filled out and submitted.

- 12. 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 Coastal Development Permit 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.

- 13. 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 needed. 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 Coastal development Permit 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.

Project Specific Conditions

- 14. Hous-02 Agreement to Provide Affordable Housing Under IHO:** The Owner/Applicant shall provide two (2) Very Low-income dwelling units available for sale or rental prices affordable to households earning up to 50% of Area Median Income (AMI) adjusted for family size and revised annually consistent with the provisions of Government Code § 65915-65918 (Density Bonus).

PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record with the County Clerk-Recorder an Agreement to Provide Affordable Housing, which shall include a Restrictive Covenant and Preemptive Right. This Agreement shall specify affordability terms described in the Housing and Community Development (HCD) Condition Letter referred to in Condition No. 30. The Agreement to Provide shall

be prepared by the Housing and Community Development Division of the County of Santa Barbara's Community Services Department. Recorded Agreements shall bind the property owners to maximum rental amount and sales price requirements for the time period required by law and/or County policy, and shall include the number of affordable housing units, their size, their affordability level, the income level at which they must be rented or sold, and marketing and lottery requirements.

TIMING AND MONITORING: The Owner/Applicant shall submit the Agreement to County Housing and Community Development, Planning & Development and County Counsel for review, approval and execution. Planning & Development processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to issuance of a Coastal Development permit. The rental units shall remain affordable for a period of fifty-five (55) years, or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

Affordable units shall be constructed in proportionate timing with the construction of the market-rate units based on the ratio of price restricted affordable housing units to proposed market-rate units.

- 15. Hous-03 Agreement to Provide Affordable Housing Under CLUP:** The Owner/Applicant shall provide two (2) Moderate income dwelling units available for rent or sale at prices affordable to households earning up to 120% of Area Median Income (AMI) adjusted for family size consistent with the provisions of CLUP Policy 5-5(c)

PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record with the County Clerk-Recorder an Agreement to Provide Affordable Housing, which shall include a Restrictive Covenant and Preemptive Right. This Agreement shall specify affordability terms described in the Housing and Community Development (HCD) Condition Letter referred to in Condition No. 30. The Agreement to Provide shall be prepared by the Housing and Community Development division of the County of Santa Barbara's Community Services Department. Recorded Agreements shall bind the property owners to maximum rental amount and sales price requirements for the time period required by law and/or County policy, and shall include the number of affordable housing units, their size, their affordability level, the income level at which they must be rented or sold, and marketing and lottery requirements.

TIMING AND MONITORING: The Owner/Applicant shall submit the Agreement to County Housing and Community Development, Planning & Development and

County Counsel for review, approval and execution. Planning & Development processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to issuance of the Coastal Development permit. The rental units shall remain affordable for a period of twenty-five (25) years or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

Affordable units shall be constructed in proportionate timing with the construction of the market-rate units based on the ratio of price restricted affordable housing units to proposed market-rate units.

County Rules and Regulations

- 16. 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.

The total Library DIMF amount is currently estimated to be \$463.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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)

- 17. 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.

The total Public Administration DIMF amount is currently estimated to be \$1,978.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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).

- 18. 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.

The total County Sheriff DIMF amount is currently estimated to be \$541.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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).

- 19. 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.

The total Fire DIMF amount is currently estimated to be \$14,127.75 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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).

- 20. 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 \$11,039.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.

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).

- 21. 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 for Transportation is currently estimated to be \$197,552.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.

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).

- 22. Rules-01 Effective Date-Not Appealable to CCC:** This Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. ARTICLE II §35-169.4
- 23. 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.
- 24. 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 marked Exhibit E, dated February 19, 2025.
- 25. Rules-09 Signs:** Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.
- 26. 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.
- 27. Rules-18 CUP and DVP Revisions:** The approval by the County Planning Commission of a revised Development Plan shall automatically supersede any previously approved Development Plan upon the effective date of the revised permit.
- 28. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved Coastal Development Permit, Storm Water Protection Plan, landscaping plans. Substantial conformity shall be determined by the Director of P&D.
- 29. Rules-23 Processing Fees Required:** Prior to issuance of Coastal development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 30. Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated June 26, 2024;

2. Building and Safety Division dated March 7, 2024;
3. Fire Department dated March 14, 2024;
4. Flood Control Water Agency dated March 7, 2024;
5. Housing and Community Development, dated December 19, 2024

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 prior to issuance of Coastal Development Permit 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.

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

time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT B-2: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-E, dated February 19, 2025, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a Coastal Development Permit submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single-family dwelling and 455 SF garage, and the construction of three new, 3-story multi-family buildings totaling 15,093 net SF and 18,436 gross SF. The project includes 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36'-7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8-foot tall masonry wall along the southern property line and a portion of the western property line, two 6-foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). The Applicant will evaluate the option to provide a car-share vehicle (such as zip-car) on-site. The Applicant will also voluntarily market the housing complex as a public-transit accessible site.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and three concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, and an increase to maximum height limit for the SR-M Zone District. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58-acres net, 0.65-acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located

at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

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-10c 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. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. 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 for P&D approval incorporating these requirements and showing locations and height of all exterior lighting fixtures.

TIMING: P&D shall review a Lighting Plan for compliance with this measure prior to issuance of a Coastal Development Permit for structures.

MONITORING: Compliance Monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

4. **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 first grading 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 and landscaping successfully installed.

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

- 5. 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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation 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 Coastal Development Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 6. 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 respond to complaints.

- 7. NPDES-15 Storm Water Retention-Pervious Parking:** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces including pervious pavement into the project design.

PLAN REQUIREMENTS: The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

MONITORING: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 8. NPDES-16 Storm Water Retention-Roof Runoff Collection:** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided.

PLAN REQUIREMENTS: The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

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prior to Final Building Inspection Clearance.

- 9. NPDES-18 Storm Water Retention-Driveway Design:** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas.

PLAN REQUIREMENTS: The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 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 needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All 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.

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PLAN REQUIREMENTS: The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.

TIMING: The Water Efficient Landscape Ordinance Supplemental Application shall be completed, stamped, signed, and submitted to P&D prior to issuance of the CDP. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

MONITORING: Permit Compliance and Building Inspection staff shall check in the

field prior to Final Building Inspection Clearance to ensure the landscape and irrigation is installed per plan and ensure the Certificate of Completion is completely filled out and submitted.

- 12. 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 Coastal Development Permit and building permits.

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

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- 13. 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 needed. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

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PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record with the County Clerk-Recorder an Agreement to Provide Affordable Housing, which shall include a Restrictive Covenant and Preemptive Right. This Agreement shall specify affordability terms described in the Housing and Community Development (HCD) Condition Letter referred to in Condition No. 30. The Agreement to Provide shall

be prepared by the Housing and Community Development Division of the County of Santa Barbara's Community Services Department. Recorded Agreements shall bind the property owners to maximum rental amount and sales price requirements for the time period required by law and/or County policy, and shall include the number of affordable housing units, their size, their affordability level, the income level at which they must be rented or sold, and marketing and lottery requirements.

TIMING AND MONITORING: The Owner/Applicant shall submit the Agreement to County Housing and Community Development, Planning & Development and County Counsel for review, approval and execution. Planning & Development processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to issuance of a Coastal Development permit. The rental units shall remain affordable for a period of fifty-five (55) years, or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

Affordable units shall be constructed in proportionate timing with the construction of the market-rate units based on the ratio of price restricted affordable housing units to proposed market-rate units.

- 15. Hous-03 Agreement to Provide Affordable Housing Under CLUP:** The Owner/Applicant shall provide two (2) Moderate income dwelling units available for rent or sale at prices affordable to households earning up to 120% of Area Median Income (AMI) adjusted for family size consistent with the provisions of CLUP Policy 5-5(c)

PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record with the County Clerk-Recorder an Agreement to Provide Affordable Housing, which shall include a Restrictive Covenant and Preemptive Right. This Agreement shall specify affordability terms described in the Housing and Community Development (HCD) Condition Letter referred to in Condition No. 30. The Agreement to Provide shall be prepared by the Housing and Community Development division of the County of Santa Barbara's Community Services Department. Recorded Agreements shall bind the property owners to maximum rental amount and sales price requirements for the time period required by law and/or County policy, and shall include the number of affordable housing units, their size, their affordability level, the income level at which they must be rented or sold, and marketing and lottery requirements.

TIMING AND MONITORING: The Owner/Applicant shall submit the Agreement to County Housing and Community Development, Planning & Development and

County Counsel for review, approval and execution. Planning & Development processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to issuance of the Coastal Development permit. The rental units shall remain affordable for a period of twenty-five (25) years or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

Affordable units shall be constructed in proportionate timing with the construction of the market-rate units based on the ratio of price restricted affordable housing units to proposed market-rate units.

County Rules and Regulations

- 16. 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.

The total Library DIMF amount is currently estimated to be \$463.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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)

- 17. 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.

The total Public Administration DIMF amount is currently estimated to be \$1,978.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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).

- 18. 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.

The total County Sheriff DIMF amount is currently estimated to be \$541.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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).

- 19. 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.

The total Fire DIMF amount is currently estimated to be \$14,127.75 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 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).

- 20. 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 \$11,039.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.

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).

- 21. 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 for Transportation is currently estimated to be \$197,552.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.

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).

- 22. Rules-01 Effective Date-Not Appealable to CCC:** This Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. ARTICLE II §35-169.4
- 23. 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.
- 24. 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 marked Exhibit E, dated February 19, 2025.
- 25. Rules-09 Signs:** Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.
- 26. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved Coastal Development Permit, Storm Water Protection Plan, landscaping plans. Substantial conformity shall be determined by the Director of P&D.
- 27. Rules-23 Processing Fees Required:** Prior to issuance of Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 28. Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated June 26, 2024;
 2. Building and Safety Division dated March 7, 2024;
 3. Fire Department dated March 14, 2024;
 4. Flood Control Water Agency dated March 7, 2024;
 5. Housing and Community Development, dated December 19, 2024
- 29. 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.

- 30. 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:
- 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;
 - Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of Coastal Development Permit 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;
 - 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";
 - 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.
- 31. 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.
- 32. Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified

project impacts.

June 26, 2024

Kathleen Volpi
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Sent Via Email: volpik@countyofsb.org

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Mission Isla Vista Partners LP Housing Development project, 24DVP-00000-00005

Dear Kathleen Volpi:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the demolition of an existing single-family dwelling and associated structures and construction of three new 3-story apartment buildings totaling 15,214 gross square feet (SF). The project includes 16 residential units (15 three-bedroom units and 1 two-bedroom unit) and will have a maximum height of 36.5 feet. 24 parking spaces and 100 bike lockers will be provided to serve the development, along with a new driveway entrance. Other site improvements include a new trash enclosure, two 6-foot tall gates and or fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork, and landscaping. Grading activity is expected to include 436 cubic yards (CY) of cut and 190 CY of fill. The subject property, a 0.65-acre parcel zoned SR-M-18 and identified in the Assessor Parcel Map Book as APN 075-092-009, is located at 6737 Sueno Road in the community of Isla Vista.

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

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months. *If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff. The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).*
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
3. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

Aeron Arlin Genet, Air Pollution Control Officer

4. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
6. The applicant is required to obtain an asbestos survey that checks for asbestos containing materials at the project site and complete and submit an **Asbestos Demolition/Renovation Notification** (District Form ENF-28, which can be downloaded at www.ourair.org/compliance-forms) for each regulated structure to be demolished or renovated. Demolition notifications are required even if a survey determines no asbestos containing materials are onsite. The completed notification should be presented or mailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information on asbestos survey and notification requirements, please see www.ourair.org/asbestos/ or contact the District's Compliance Division at (805) 979-8050 or asbestos@sbcapcd.org.

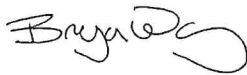
In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors:

7. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
8. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.
9. 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 (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
- For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8302 or via email at wongb@sbcapcd.org.

Sincerely,



Bryan Wong,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File



air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

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

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



air pollution control district
SANTA BARBARA COUNTY

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 greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_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 diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. 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. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Off-road heavy-duty diesel equipment with engines meeting the CARB Tier 4 emission standards if available or Tier 3 emission standards should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

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

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

SBC SDRC Committee Building Safety Division comments
3-7-24 meeting

Mission Isla Vista Housing Development

Complete plan check comments will be provided at the time of construction permit applications.

Informational comments:

1. A grading permit is necessary, applications may be made online here:

<https://aca-prod.accela.com/SBCO/Default.aspx>

Grading regulations may be found here:

<https://www.countyofsb.org/1042/Grading-Code>

2. All construction shall be per the 2022 California Construction Codes:

<https://codes.iccsafe.org/content/CABC2022P1>

Santa Barbara County construction permit applications may be started here:

<https://aca-prod.accela.com/SBCO/Default.aspx>

3. 5% of the residential units shall be accessible with mobility features, the remaining residential units shall be accessible adaptable.

4. All ground floor common use facilities shall be accessible.

Memorandum

DATE: March 14, 2024

TO: Kathleen Volpi
Planning and Development
County of Santa Barbara - Santa Barbara
volpik@countyofsb.org

FROM: Christopher Olmstead, Captain
Fire Department, County of Santa Barbara
colmstea@countyofsb.org



Digitally signed by Chris
Olmstead
DN: cn=Chris
Olmstead, email=colmstea@countyofsb.org,
o=Santa Barbara County Fire
Department, ou=Planning
and Engineering, cn=Chris
Olmstead
Date: 2024.03.14
15:46:06-0700

SUBJECT: APN: 075-092-009 Permit: 24DVP-00005 Project: 24FDR-00017
Site: 6737 Sueno Road, Goleta
Project: Development Plan – Three New-Three Story Apartment Buildings, 16 Total Units

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

CONDITIONS FOR DEVELOPMENT PLAN

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

GENERAL NOTICE

1. Any structure that exceeds thirty (30) feet in height shall meet the California Fire Code Appendix D105 requirements.

D105.1 Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 One of more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

ADVISORY

2. All standard fire department conditions and current codes shall apply at time of development.
3. Fire Protection Certificates (FPCs) shall be required.

PROJECT DEVELOPMENT

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

PRIOR TO CONSTRUCTION

4. Driveway shall have a minimum width of 26 feet.
 - All driveways shall be constructed to provide a minimum of sixteen feet (16') unobstructed horizontal clearance.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
5. New buildings four or more stories above grade plan, or when provisions of section D105 are required, except those with roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for landscaped roofs or for other purposes, stairways shall be provided as required for such occupancy classification.

PRIOR TO OCCUPANCY CLEARANCE

6. Since the provision of D105 are required for these structures, a full NFPA 13 fire sprinkler system shall be required. Any building or structure that meets the requirements of D105 will be required to follow Section 903.3.1.1.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
7. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
 - A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.
 - A function test (aka bucket test) shall be witnessed by the fire department inspector. The system shall meet the required flow rate as indicated on the submitted sprinkler plans.

8. An automatic fire or emergency alarm system shall be installed.
 - Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
9. Recorded addressing for the residences are required by the Fire Department.*
10. Address numbers shall be a minimum height of 12 inches.
11. A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*
 - To obtain Knox Authorization, use the following link:
<https://sbcfire.com/general-planning-and-engineering-forms/>
 - Please note, an authorized fire agency review is required prior to submission to Knox Company.
12. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
 - Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Other Residential Housing	\$0.75 per square foot
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Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

CO:ps



Santa Barbara County Flood Control and Water Conservation District

130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101

PH (805) 568-3440 FAX (805) 568-3434

<https://www.countyofsb.org/2155/Flood-Control>

SCOTT D. MCGOLPIN
Director

WALTER RUBALCAVA
Deputy Director – Flood Control

March 7, 2024

Kathleen Volpi, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: 24DVP-00005; Mission Isla Vista Partners LP Housing Development
APN: 075-092-009; 6737 Sueno Road, Goleta, CA

Dear Ms. Volpi,

The Flood Control District has the following conditions for the proposed project to demolish an existing single-family dwelling and garage, and construct three new 3-story apartment buildings totaling 15,214 gross square feet (SF). The project includes 16 residential units (15 three-bedroom units and 1 two-bedroom unit) and will have a maximum height of 36.5 feet. 24 parking spaces and 100 bike lockers will be provided to serve the development, along with a new driveway entrance. Other site improvements include a new trash enclosure, two 6-foot tall gates and or fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork, and landscaping. The project is being proposed pursuant to SB 330 and state density bonus.

Flood Control and Water Conservation District

The District requires that the above referenced project is subject to the following conditions:

1. Design/ Prior to Permit Issuance:
 - a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 (<https://content.civicplus.com/api/assets/1076b7b8-f860-4131-a24e-f93a66f4fb0e>)
 - b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - c. Submit Flood Control District plan check deposit in the amount of \$2500 payable to Santa Barbara County Flood Control District to the following address: 130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101. Add case number and APN to the check.
 - d. Submit project plans including grading and drainage plans, foundation plans, and elevation views with current topography in vertical datum NAVD 1988. The topographic map survey sheet shall be submitted concurrently with the plans and signed/stamped by a CA-licensed land surveyor.
 - e. Site grading must:

- i. Maintain overland drainage patterns onto and through the parcel.
 - ii. Maintain conveyance capacities of existing drainages through the site.
 - iii. Cause no adverse impacts to neighboring parcels. Proposed development shall not displace or reroute flows in a manner that deflects runoff onto neighboring parcels, or that concentrates flows at outfall locations.
 - f. Submit a drainage report, and include predevelopment and post development runoff calculations, an offsite watershed map showing offsite areas contributing runoff to the site, and an onsite watershed map delineating areas contributing to each concentration point (e.g. drop inlets).
 - g. Detention basins are required and shall be designed such that the post-development peak discharge rate is less than or equal to the pre-development rate for the 2, 5, 10, 25, 50, and 100 year storm events and
 - i. Submit a geotechnical report including depth to groundwater information, and attestation regarding suitability of detention system.
 - ii. Underground detention systems are not automatically permitted, but must have prior District approval. They must include, but are not limited to, the following requirements:
 - 1. Must be oversized 10% above the required volume, or must provide 12" freeboard above the maximum calculated water surface elevation.
 - 2. Underground systems utilizing aggregate void space for storage volume must multiply the void ratio by 0.75.
 - 3. Must be free draining and have a positive outlet (the outlet invert must be higher than the ultimate outfall invert).
 - 4. Must include oversized outlet pipes.
 - 5. Orifice restriction plates must be removable and galvanized, with stainless steel bolts.
 - 6. Must overflow back onto the site in the event of a blockage.
 - 7. Underground overflow weirs are not allowed.
 - 8. Must incorporate a pre-treatment system.
 - 9. No credit towards the required detention volume as a result of infiltration (HydroCAD exfiltration) is allowed. The invert elevation of the primary outlet device is the base of the available storage volume.
 - h. Submit freeboard calculation for Q100 overland flows assuming all inlets are plugged.
 - i. No overland cross-lot drainage is allowed. Overland runoff directed towards the property boundaries must be collected in the onsite storm drain system prior to being conveyed offsite.
 - j. If applicable, evidence of acceptance of the onsite storm drain tie-in to the offsite storm drain system on the adjacent property.
- 2. Prior to Building Permit Issuance
 - a. The applicant shall return the signed and notarized detention system Maintenance Agreement (Subdivider's or Owner's Agreement).
 - b. The applicant shall submit to the District PDF drawings of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.
- 3. Prior to Occupancy Clearance
 - a. The engineer of record shall submit a **Drainage Improvement Certification** (attached to the Standard Conditions of Approval). This certification attests that the engineer has inspected all storm water control measures described in the Stormwater Control Plan and found them constructed per plans and stabilized in substantial conformance with the approved development plans.

24DVP-00005; Mission Isla Vista Partners LP Housing Development

March 7, 2024

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- b. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.
- c. The applicant shall submit PDF record drawings to the District's Floodplain Manager.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
Aurora Zemjanis | Development Review
azemjan@countyofsb.org

Cc: Lonnie Roy | lroy@architects-ca.com
Mission Isla Vista Partners LP | Cole@stgeorgesb.com



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 27, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

WALTER RUBALCAVA
Deputy Director

March 7, 2024

Kathleen Volpi, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: **24DVP-00005; Mission Isla Vista Partners LP Housing Development**
APN: 075-092-009; 6737 Sueno Road, Goleta, CA

Dear Ms. Volpi,

Project Clean Water has the following conditions for the proposed project to demolish an existing single-family dwelling and garage, and construct three new 3-story apartment buildings totaling 15,214 gross square feet (SF). The project includes 16 residential units (15 three-bedroom units and 1 two-bedroom unit) and will have a maximum height of 36.5 feet. 24 parking spaces and 100 bike lockers will be provided to serve the development, along with a new driveway entrance. Other site improvements include a new trash enclosure, two 6-foot tall gates and or fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork, and landscaping. The project is being proposed pursuant to SB 330 and state density bonus.

Project Clean Water

1. **Prior to Permit Approval:** for application completeness a **Conceptual Stormwater Control Plan (SWCP)** must be submitted for review. Please follow the County of Santa Barbara's Stormwater Technical Guide. The Stormwater Technical Guide is on the Water Resources Division website: <https://www.countyofsb.org/2324/New-Redevelopment>. 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. Include exhibits clearly showing the existing and proposed impervious surfaces by type and square footage.

The **SWCP** must provide relevant details on the location and function of treatment facilities. These facilities shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces, their delineated drainage management area, and associated stormwater control measure,
- b. Show that treatment areas manage runoff from the design storm, and

- c. Demonstrate adequate space is dedicated to meet the performance objective for stormwater volume retention, and
 - d. Demonstrate that post-development Q2 through Q10 runoff rates are equal to or less than pre-development runoff via hydraulic analysis
2. Design/ Prior to Permit Issuance: the applicant must submit to the Water Resources Division for review and approval a **Final Storm Water Control Plan** with accompanying civil, architectural, and landscape plans as appropriate, for the storm water control measures provided. The SWCP shall follow the County of Santa Barbara's Stormwater Technical Guide.

The final SWCP must include a separate long-term maintenance plan appropriate for the proposed facilities, including a site schematic identifying water quality treatment areas (no color, hatching, faint lines or small text). Instructions and templates for preparing a Maintenance Plan are provided in the Stormwater Technical Guide.

The applicant must submit a deposit for plan check review at the time the **Final SWCP** and engineering plans are submitted. The plan check deposit of \$2,000 shall be submitted to Water Resources Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check shall be made payable to Project Clean Water.

3. Prior to issuance of Building or Grading Permits, the owner must sign and notarize a Maintenance Agreement that includes the long-term maintenance plan. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner. **Within the first year after installation, the property owner shall arrange for one onsite inspection with Project Clean Water to verify BMP installation and maintenance.**
4. Upon installation of treatment systems, and before final clearance on the Grading Permit, or in those situations where underground systems are installed - prior to burying the treatment system, **the applicant will arrange for a site inspection with Project Clean Water staff. Documentation as shown on the final approved plans shall be provided to Project Clean Water showing installation details including: photos, material specifications, and surveyed elevations.**
5. Prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. 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 PDF As-Built plans with the storm water measures installed. This certification attests that the engineer has verified all storm water control measures described in the SWCP and found them constructed per plans and stabilized in substantial conformance with the approved development plans. As-built surveys may be required. If the treatment systems are installed in phases, separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings

Sincerely,

24DVP-00005; Mission Isla Vista Partners LP Housing Development
March 7, 2024
Page 3 of 3

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: A. Zemjanis

Aurora Zemjanis | azemjan@countyofsb.org

Cc: Lonnie Roy | lroy@architects-ca.com
Mission Isla Vista Partners LP | Cole@stgeorgesb.com



Jesús Armas, Director, Community Services
Andrew Myung, Deputy Director, Administration & Chief Financial Officer
Joe Dzvonik, Deputy Director, Housing & Community Development
Jeff Lindgren, Deputy Director, Parks Division
Sarah York Rubin, Executive Director, Office of Arts & Culture



December 19, 2024

TO: Kathleen Volpi, Planner
Planning & Development

FROM: Andrew Kish, HPSS
Housing & Community Development

RE: Mission Isla Vista Partners LP Housing Development
Case No. 24DVP-00005, APN #075-092-009

Thank you for providing the project materials for review, please find County HCD's feedback & comments below.

Prior to the County's issuance of Zoning Clearance/Land Use Permit, the applicant shall enter into and record an Agreement to Provide Affordable Housing for the deed restricted units produced, in accordance with County Code Chapter 46A, and Government Code § 65915-65918. The Agreement shall include a model Restrictive Covenant and Preemptive Right, and is subject to review and approval by Planning & Development, Community Services Department, and County Counsel.

If you or the project applicant have any questions regarding these comments, please contact me at (805) 568-3534 or by email at akish@countyofsb.org.

Respectfully,

Andrew Kish, HPSS
CSD/HCD
Cc: Lucille Boss/HCD