



air pollution control district
SANTA BARBARA COUNTY

May 26, 2020

Natasha Campbell
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for the Oasis Center, 19EIR-00000-00003, 16DVP-00000-00002, 16LLA-00000-00004, 16CUP-00000-00006, 16RMM-00000-00001, 14GPA-00000-00020

Dear Natasha Campbell:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of the Oasis Center to provide community services to seniors in the Orcutt area. The facility includes a main building of 14,069 square feet (SF) and an ancillary BBQ/storage building of 1,592 SF with a wood-fired outdoor barbeque. The project would also include related access roads, landscape, trails, and 155 parking spaces within the development area. Several sizes of meeting and activity rooms are proposed, including the ability to host special events with a maximum of 200 guests up to 12 times a year. Grading for the site involves 4,400 cubic yards (CY) of cut and 5,202 CY of fill. The subject property is a 5.28-acre parcel zoned REC (Recreation) within the Orcutt Community Plan, Key Site 18. It is identified in the Assessor Parcel Map Book as APNs 105-020-063, -064, and is located at the intersection of Foxenwood Lane/Highway 135 and E. Clark Avenue in the community of Orcutt.

District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. Prior to building permit issuance, **District Authority to Construct permits** must be obtained for all equipment that requires a District permit. Proof of receipt of the required District permits shall be submitted by the applicant to planning staff. District Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency

Aeron Arlin Genet, Air Pollution Control Officer

805.961.8800

260 N. San Antonio Rd., Ste. A Santa Barbara, CA 93110

[ourair.org](http://www.ourair.org)

[@OurAirSBC](https://twitter.com/OurAirSBC)

standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

Advisories: (1) In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required as part of District permit issuance. The applicant should refer to the District's website at www.ourair.org/dice-atcm/ for more information on diesel engine permitting. (2) 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).

5. All portable diesel-fired construction engines rated at 50 bhp 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.
6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
7. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.
8. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (*pedestrian- and bicycle-friendly features such as sidewalks and bike racks*)
 - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.
9. 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.
10. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

May 26, 2020

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Sincerely,

Emily Waddington

Emily Waddington
Air Quality Specialist
Planning Division

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

cc: Laurie Tamura, Urban Planning Concepts
Chron File



ATTACHMENT A FUGITIVE DUST CONTROL MEASURES

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

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

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



ATTACHMENT B DIESEL PARTICULATE AND NO_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:

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

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

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



TO: Natasha Campbell, Planner
Planning & Development Department
Development Review Division

FROM: Deanna Talerico
Environmental Health Services

DATE: May 27, 2020

SUBJECT: Case No. 16LLA-00000-00002, 16RMM-00000-00001, 16GOV-00000-00005,
14GPA-00000-00020, 17CUP-00000-00006, 16DVP-00000-00002

Applicant: Orcutt Area Seniors in Service (OASIS)
Laurie Tamura (Agent)
Orcutt Community Plan Key Site 18
Orcutt, CA

Property Location: Assessor's Parcel No. 105-020-063 & -064, located between
Clark Avenue, Foxenwood Lane/Hwy 135, Southpoint Estates,
and Broadway/California Boulevard in Orcutt CA

The project includes the following application requests:

- **Development Plan (16DVP-00000-00002):** Proposal to construct a new OASIS Center of 15,661 square feet (sf) in two buildings, with related parking, landscaping, and a retention basin. Access from Foxenwood Lane provided by a proposed access easement over the adjacent parcel, following an existing dirt road (grading for the road extends into Orcutt Creek riparian canopy). The project also includes a commercial kitchen facility within the main building.
- **Conditional Use Permit (16CUP-00000-00006):** A Conditional Use Permit (CUP) is proposed to allow the proposed OASIS Center (meeting facility) development and use.
- **Minor Conditional Use Permit (17CUP-00000-00013):** A Minor CUP is proposed for an off-site directional sign near the Foxenwood Lane driveway entrance.
- **General Plan Amendment (14GPA-00000-00020):** 1) Amend OCP KS18 Development Standard KS18-1 allow development of the OASIS project on land currently restricted to open space and park land; 2) Remove the OASIS property from the OCP Open Space Area Map; 3) Remove the OASIS property as part of a future Key Site 18 park from the OCP Park, Recreation and Trails (PRT) Map; and 4) Modify the OCP Bikeways Map to allow the bikeway section along the project driveway to be a striped Class II bikeway instead of Class I Bikeway.

- **Government Code §65402 Consistency (18GOV-00000-00005):** A determination regarding consistency with the Comprehensive Plan with regard to OASIS proposed acquisition of the development rights to the property that are held by the Board of Supervisors pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18, TM 13,345 Condition No.21).
- **Recorded Map Modification (16RMM-00000-00001):** The OASIS parcels (APNs 105-020-063 and -064, together one legal lot), are identified as one of the open space Southpoint Estates open space lots. This request would modify Southpoint Estates Tract Maps (TM 12,679 condition #18 and TM 13,345 condition #s 8 and 21) and affected recorded maps for the subdivision. The modification would remove the ownership and use restrictions for the TM 12,679/TM 13,345 open space acreage now owned by OASIS and would remove the “NOT A BUILDING SITE OPEN SPACE” label from the OASIS property on two of the recorded maps for Southpoint Estates.
- **Lot Line Adjustment (16LLA-00000-00002):** Adjust the common property line between the OASIS property (APNs 105-020-063 and -064) and the adjacent corner commercial parcel (LeBard APN 105-020-041), to add the area of commercial zoning on the OASIS property to the corner commercial parcel.

Domestic water supply is proposed to be provided by Golden State Water Company. Environmental Health Services has received and reviewed a Preliminary Can and Will Serve letter from Golden State Water Company, dated July 20, 2017. The letter outlines various conditions that the applicant must meet to obtain a final Can and Will Serve Letter and service, including but not limited to obtaining supplemental water supply, special facilities or improvements, and connection fees. The letter also states that the Can and Will Serve commitment expires one year from the letter’s date. Therefore, the applicant must obtain a new valid letter, as well as comply with Golden State Water Company conditions to obtain water service.

Sewage disposal is proposed to be provided by the Laguna County Sanitation District. Environmental Health Services has received and reviewed an Availability letter from Laguna County Sanitation District, dated March 3, 2016. The letter states that the project is within the service territory of Laguna County Sanitation District and has adequate capacity to serve the project. It also outlines various conditions that the applicant must meet to obtain a final Permit for Service and Can and Will Serve letter, including but not limited to plan review and connection fees. Therefore, the applicant must meet all conditions set forth by Laguna County Sanitation District in order to obtain sewage disposal services as expressed in the recommended conditions below.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

Pertaining to 16LLA-00000-00002 & 16RMM-00000-00001:

1. Prior to Recordation, the applicant shall provide a valid (updated) Intent to Serve or Preliminary Can and Will Serve letter from Golden State Water Company for review and approval by Environmental Health Services.
2. Prior to Recordation, the applicant shall provide a valid (updated) Intent to Serve or Availability letter from Laguna County Sanitation District for review and approval by Environmental Health Services.

Pertaining to 17CUP-00000-00006 & 16DVP-00000-00002:

3. Prior to Issuance of Zoning Clearance, Environmental Health Services shall receive and approve written notice from the Laguna County Sanitation District indicating that said district can and will provide municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of said service has been made to the satisfaction of the district and Environmental Health Services.
4. Prior to Issuance of Zoning Clearance, Environmental Health Services shall receive and approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service has been made to the satisfaction of the water company and Environmental Health Services.
5. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed food facility and any related facilities.
6. Prior to Occupancy (operation of the food facility), Environmental Health Services shall conduct a final inspection and approval of the food facility, and the applicant shall obtain a valid food facility operating permit.



Deanna Talerico, R.E.H.S
Senior Environmental Health Specialist

MEMORANDUM

DATE: March 22, 2016

TO: Natasha Campbell
Planning and Development
Santa Maria

FROM: Fred Tan, Captain
Fire Department

SUBJECT: APN: 105-020-064; Permit: 16CUP-00006
Site: Clark Avenue, Orcutt
Project: New Oasis Senior Center



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

NO CONDITIONS FOR CERTIFICATE OF COMPLIANCE

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. Fire Protection Certificate(s) will be required.
2. Recorded addressing for the building(s) and suites are required by the fire department.*

THE FOLLOWING CONDITIONS FOR FUTURE DEVELOPMENT ARE ADVISORY ONLY AT THIS TIME

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
4. Access plans shall be approved by the Fire Department prior to any work being undertaken.
 - Access plans for private driveways shall require civil engineering design and certification.

- All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Primary access to interior driveways shall have a minimum width of 20 feet, and interior driveways shall have a minimum width of 26 feet.
 - Surface shall be all weather or paved.
 - All portions of the access exceeding 10 percent in slope shall be paved.
 - All portions of the access exceeding 15 percent in slope shall be engineered concrete.
 - All portions of the access exceeding 20 percent in slope shall be engineered brushed concrete.
 - 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 15 feet 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. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
6. Fire hydrant(s) shall be installed, number to be determined.
- The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per Fire Department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Location for fire hydrants shall be approved by the Fire Department.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - Reference Santa Barbara County Fire Department Development Standard #2.*
7. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet or as required by the Fire Department. Refer to current adopted California Fire Code.
8. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

9. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the Fire Department prior to installation.
 - A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
 - The Fire Department shall determine the location of any Fire Department connection (FDC) that may be required.
 - Fire Department Connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
 - 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.
 - Reference Santa Barbara County Fire Department Standard #4.*
10. The Fire Department connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the Fire Department connection. Clearance around the Fire Department connection shall be a minimum of 3 feet.
 - Clearance shall be maintained for the life of the project.
11. 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.
12. Recorded addressing for the building(s) and suites is required by the Fire Department.*
13. Address numbers shall be a minimum height of twelve (12) inches for the building(s) and four (4) inches for suites.
 - Address number location(s) shall be approved by the Fire Department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.
14. Access way entrance gates shall conform to Fire Department requirements.

15. A Knox Box entry system shall be installed.*
16. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per additional square foot of occupied space in each new building.

Payment shall be made according to the schedule of fees in place on the date fees are paid.

Nonresidential-Retail/Commercial	\$0.77 per square foot
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Final occupancy clearance inspection will not be scheduled unless fees have been paid.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

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

FT:kk

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.

cc: Golden State Water Company

MEMORANDUM

DATE: July 15, 2016

TO: Natasha Campbell
Planning and Development
Santa Maria

CC: Golden State Water Company

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 105-020-063 & 105-020-064 Permit: 16LLA-00004 & 16RMM-00001
Site: Clark Avenue at Highway 135, Orcutt
Project: Lot Line Adjustment and Recorded Map Modification (New OASIS Center)



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

**THE FOLLOWING CONDITION MUST BE MET
PRIOR TO ISSUANCE OF THE LAND USE PERMIT**

1. Prior to lot line adjustment recordation, a proper 30-foot easement shall be recorded in favor of lot #2 over lot #1 for open and unobstructed access to the parcel.

**AT THE TIME OF DEVELOPMENT,
ALL STANDARD FIRE DEPARTMENT CONDITIONS SHALL APPLY**

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

GF:kk

*Information is posted at sbcfire.com. Select "Planning and Engineering" under the Doing Business Section. To have information provided, telephone 805-681-5523.



RECEIVED

MAY 04 2016

S B COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control & Water Agency

May 4, 2016

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

**Re: 16CUP-00000-00006, 16DVP-00000-00002; Oasis Center
APN: 105-020-063; Orcutt**

Dear Ms. Campbell:

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

1. General
 - a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
 - b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.
2. Design
 - a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
 - b. Structures proposed in a FEMA designated Special Flood Hazard Area shall be designed in compliance with the Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
 - c. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
 - d. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - e. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments or 0.1 ac-ft/ac for commercial/industrial developments; and to discharge water at a maximum rate of 0.07 cfs/ac.

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Scott D. McGolpin
Public Works Director


Naomi Schwartz Building
130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 www.countyofsb.org/pwd/water

Thomas D. Fayram
Deputy Public Works Director

- f. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
 - g. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - h. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Mark Luehrs, P.E., CFM
Development Review Engineer

Cc: Oasis Inc., P.O. Box 2673, Santa Maria, CA 93455
Vivek Harris, 195 S. Broadway, Suite 207, Orcutt, CA 93455

LAGUNA COUNTY SANITATION DISTRICT
SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\803-8756 FAX 805\803-8753

June 2, 2020

Tom B. Martinez
Tom B. Martinez & Associates Architecture Inc.
2624 Air Park Drive
Santa Maria, CA 93455

Re: Oasis Community Center Plans, APN 105-020-064 and 105-020-063

Dear Tom:

Thank you for the May 15, 2020 submittal of the Tentative Recorded Map Modification, Tentative Lot Line Adjustment, preliminary architecture plans, and utility plan for the Oasis Community Center to be located on APN 105-020-064 and 105-020-063.

Submittal Comments

The proposed sewer lateral serving the Oasis Community Center and BBQ Storage Building extends to the north, crossing APN 105-020-062, which is not owned by Orcutt Area Seniors in Service, Inc. A private sewer easement is necessary in accordance with California Building Code section 206.0 (“drainage system”), and 307.1, granted from the owner of APN 105-020-062 to Orcutt Area Seniors in Service, Inc. The private sewer easement (legal point of disposal) must be obtained prior to issuance of a District sewer Can and Will Serve letter.

The existing District sewer trunk line alignment appears to be incorrectly shown. The District has northing, easting, and elevation data of nearby sewer manholes that may be used to accurately show the alignment, per the attached. Also attached are pages from the Solomon Creek Trunk Sewer Record Drawing and our collection system atlas map. Update the alignment accordingly and re-print the utility plan for the District to review. It appears the District trunk line intersects the northeastern portion of APN 105-020-064, and as such the existing 10’ sewer easement (copy attached) needs to be indicated and drawn on the Tentative Lot Line Adjustment and Tentative Recorded Map Modification, as shown on annotated applicable sheets.

Further, this letter constitutes an Availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

- The project is located within the service territory of the Laguna County Sanitation District.

Scott McGolpin, Director

AA/EEO Employer
Leslie Wells, Deputy Director
www.countyofsb.org/pwd

Martin J. Wilder, District Manager

- Water softening devices if used in any structure, must be canister exchange and not salt load pursuant to County Code Section Sec. 29-26.1 (Water-softening systems or devices).
- All laterals must have a backwater valve per County Code Section 29-27.1 (Sewer laterals and backflow prevention devices).
- A special saddle connection may be required to connect the Oasis Community Center private lateral to the Districts Solomon trunk sewer.
- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed Regional Water Quality Control Board thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in County Code Sections 29-25 (Definitions) and 29-26 (Prohibited wastes).
- The District has adequate treatment and disposal capabilities to serve the project.

Commercial Connection Fee, Dutard-Solomon Trunk Line Fee, and Annual Sewer Service Charge

As indicated in the March 3, 2016 comment and availability letter, the Commercial Connection and Dutard-Solomon trunk line fees are calculated based on a function of Single Family Dwelling (SFD) unit connection fee (subject to change each July 1st) drainage fixture units, DFU (based on final approved plans) and waste loading characteristics (see attached current rate and fee ordinance 5081). In accordance with ordinance no. 4142 as amended by Ordinance No. 5081, the Dutard-Solomon trunk line fee is due prior to issuance of the Can and Will Serve letter. Therefore, final proposed DFU counts (plumbing plans) must be submitted in order to calculate the Dutard-Solomon trunk line fee, prior to Can and Will Serve letter issuance. The Commercial Connection Fee will be due before occupancy approval will be issued by the Building & Safety Division.

After payment of appropriate fees and occupancy approval, the annual sewer service charge will be billed on the tax roll for the parcel. The annual sewer service charge is based on commercial type, flow, and loading (minimum charge is \$848.00).

Please contact me at 803-8756 or kethomp@cosbpw.net for any questions you may have.

Sincerely,



Kevin Thompson
Civil Engineer
Laguna County Sanitation District

Attachments:

1. Manhole northing, eastings, and elevations

2. Solomon Creek Trunk Sewer Record Drawing Pages
3. LCSD Collection System atlas map
4. Existing LCSD easement, BK 1975 PG 1318 of O.R.
5. Annotated Sheet U-1.0
6. Annotated Tentative Recorded Map Modification
7. Annotated Tentative Lot Line Adjustment
8. Current LCSD rate and fee ordinance no. 5081

Copy: Doug Dougherty, President / CEO of OASIS Inc. aka Orcutt Area Seniors in Service, Inc., PO Box 2637, Orcutt CA 93457
Marty Wilder, LCSD Civil Engineer / Manager
Jeremy Chaja, LCSD Chief Plant Operator
Natasha Campbell, Contract Planner, P&D
Brad Crandall, B&S
Deanna Talerico, EHS
File: Key Site 18 – Oasis Community Center



August 4, 2020

TO: Natasha Campbell, Contract Planner
 Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 16CUP-00006, 16DVP-00002 OASIS Meeting Center
 APN 105-020-063, -064

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

1) Pursuant to Ordinance 4316 and Resolution 98-226 adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new commercial or industrial development to offset the project’s potential impact on the County’s park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

The current applicable fee for retail commercial development is \$1,396/1,000 square feet. The development mitigation fee for the project would be \$21,862.76 (15,661 sq ft building area). Fees shall be paid prior to final inspection approval, and shall be based on the fee schedule in effect when paid. Fee schedules are subject to yearly adjustments. Funds for payment of fees will not be accepted or processed prior to project approval.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

2) In conformity with the Parks, Recreation and Trails map of the Orcutt Community Plan, the applicant shall dedicate an easement to the County of Santa Barbara for riding and hiking trail purposes concurrent with the recordation of the final map in a location as approved by County Parks Division. Said easement shall be 25 feet wide and dedicated in a location extending along the western property lines of parcels APN 105-020-053 and APN 105-020-052, the northern property line of parcel APN 105-

020-064 and the entire northwest property lines of parcels APN 105-020-064 and 105-020-063 to allow for future trail construction in an overall northwest direction toward Broadway Street consistent with the Orcutt Community Plan. County public trail easements shall be for multi-use (equestrian, pedestrian and biking) riding and hiking trails.

The applicant shall also construct the extent of the trail along the said western property lines, and along the said northern property line extending between the said western property line and the location of where APNs 105-020-060 and 105-020-062 meet at the northern property line. The trail shall accommodate a standard 10 foot paved striped Class I bicycle path which includes standard 2 foot buffers on each side, a parallel 5 foot decomposed granite path, and a buffer in between the bicycle path and decomposed granite path. The trail shall be constructed in conformance with County Parks and US Forest Service standards.

Bonds shall be posted prior to recordation of the final map to secure the construction of the trail improvements along said western and northern property lines, and establishment of any fuel modification/management zone; and to secure the developer's responsibility for initial construction and establishment maintenance period per the mitigations. The bond amount shall be based on an estimate of probable construction and maintenance cost as approved by County Parks. The bond for construction will be released upon County Park's approval and acceptance of the improvements to the open space trails and fuel modification/management zones. The maintenance bond will be released upon expiration of the developer's required initial construction/establishment maintenance period and the acceptance of maintenance by County Parks of the trails.

Said easement shall also extend along the width of the 4 foot Class II bicycle lanes that are proposed along the section of the OASIS proposed driveway on APN 105-020-041 which extends from the edge of Foxenwood Lane right of way to the eastern OASIS property line at where said Class I bicycle path and decomposed granite path begin to provide connecting access for trail users between Foxenwood Lane and said trail along the project boundaries. A fence (e.g., split rail) shall be installed along the top of slope that exists below the northern side of the proposed westbound Class II bicycle lane. The crosswalk at the end of this section of driveway must be level, with no berm or curb, and the pavement must be scored or other appropriate surface installed to prevent slippage by horses.

The transition between the Class II bicycle lanes and the decomposed granite trail and Class I bicycle path shall be continuous without any gaps for any users. The entire easement shall be maintained with no encroachments permitted within the dedicated trail easement which would inhibit or prevent future safe use of the trail including, but not limited to, fences, walls, structures, lateral private access easements, paving or landscaping other than low growing grasses or other approved groundcovers.

cc: George Chapjian, Community Services Department Director



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

March 24, 2016

Natasha Campbell
Planning & Development Department
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

**Re: Oasis Senior Center: 16DVP-00000-00002; 16CUP-00000-00006
Foxen Lane and Clark Ave, Orcutt area
APN 105-020-063**

Dear Ms. Campbell,

The proposed Oasis Center senior center/meeting facility Development Plan and Conditional Use Permit application is subject to State regulations for Post-Construction Stormwater Requirements pursuant to Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032. The proposed project would result in 3.22 acres of impervious surfaces onsite, which exceeds the established threshold of 15,000 square feet (sf) of net impervious area. Therefore, the proposed project is required to treat and retain storm water runoff from the design storm event.

In order to ensure compliance with the Post-Construction Stormwater Requirements, the following provisions apply to this project:

1. Prior to Application Completeness, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Draft Storm Water Control Plan. The Storm Water Control Plan shall follow the Storm Water Technical Guide in its approach. The Draft Storm Water Control Plan will include the calculator spreadsheet used in the sizing of bioretention facilities and a description of the maintenance activities that would be required over the life of the project.

The Storm Water Technical Guide can be found on the Project Clean Water website under the development tab. See www.sbprojectcleanwater.org

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the

Water Resources Division (attention: Project Clean Water) for review and approval a Final Storm Water Control Plan.

The final Stormwater Control Plan must provide relevant details on the location and function of Low Impact Development (LID) facilities on a separate plan sheet within the engineering plan set. The construction checklist will be updated based on the final plan set sheet numbers.

Note that the applicant will be required to pay a deposit for plan check review at the time the final Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101. The check will be made payable to *County of Santa Barbara Project Clean Water*.

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

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

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Oasis Inc. P.O. Box 2673 Santa Maria CA 93455
Vivek Harris, 195 S. Broadway Suite 207, Orcutt CA 93455

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



August 12, 2020

TO: Natasha H. Campbell, Planner
Development Review

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

SUBJECT: **Oasis Meeting Center (KS 18)**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006
16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005
APN: 105-020-063, -064, -041, Orcutt

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is **\$139,100** ((16.661 ksf General Office < 50 ksf *\$8,347/PHT) + (\$415/EDU*10.81 EDU Landscaped Median Fee) + (\$360/EDU*10.81 EDU Bikeway Fee)). **Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

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

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

Undergrounding of Utilities

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

Sight Distance

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

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

Access

5. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section, consistent with the plans dated 08/08/2019, approved by Public Works. All driveway accesses shall be improved to include a minimum 25 foot wide commercial driveway with 15' radius curb returns unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Permit and Traffic Sections.
6. **Prior to zoning clearance**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install an unobstructed, direct pedestrian path of travel from all proposed commercial entrances to Foxwood Lane. Implementation shall comply with all State and Federal walkable community guidelines by improving multi-modal access and safety while minimizing pedestrian/vehicle conflicts.

Frontage Improvements

9. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall install, all frontage improvements consistent with Stantec figure 2-40 "Roadway Improvements" unless otherwise approved by the County Traffic Engineer.

Street Sections/Pavement Traffic Index

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

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

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

Encroachment/Excavation Permit

11. **Prior to zoning clearance**, an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

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

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

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

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

Traffic Controls

12. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

14. **Prior to occupancy clearance**, all signs shall be installed, and **prior to final building clearance**, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

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

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

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

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

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

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

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

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

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

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

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

16. **Prior to recordation of the Final Map**, the applicant must apply for annexation of the tract into Santa Barbara North County Lighting District, and pay all fees and costs for advertising public hearings in connection therewith.
17. **Prior to occupancy clearance**, the developer shall install and energize the following street lighting. Any modifications to this specification may be done by Public Works, during the plan check process, or by the developer with the approval of Public Works.
 1. 139W Cree XSP Roadway Luminaires (or equivalent) along Clark Ave. The fixtures shall be type III, full cut-off luminaires, 6 foot arm at a 32.5 foot mounting height, placed 2 feet behind back of sidewalk at approximately 150 foot intervals, within a public easement.
 2. 73W Cree XSP Roadway Luminaires (or equivalent) along the realigned Foxenwood Lane. The fixtures shall be type III, full cut-off luminaires, 6 foot arm at 32.5 foot mounting height, placed 2 feet behind back of sidewalk at approximately 150 foot intervals, within a public easement.

Off-site Road Improvements

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

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

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

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

Sincerely,

 8/12/2020

William T. Robertson

Date

cc: APN: 105-020-063, -064, -041
 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005
 Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

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

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

11. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
12. Developer shall furnish and install any required road name signs, traffic control signs. *And striping* to County standards. *All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
14. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
15. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
16. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

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

The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.

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

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

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

49. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*