



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF DECEMBER 1, 2021

**RE: Galileo Pisa, LLC Apartments; 19GPA-00000-00003, 19RZN-00000-00002,
19DVP-00000-00039**

Hearing on the request of Trudi Carey to consider the following:

- a) **19DVP-00000-00039** for a Final Development Plan to allow construction of a 27-rental-unit apartment building totaling 27,723 gross square feet, along with associated site improvements, including three detached approximately 10'-5" tall carport structures, two trash enclosures of approximately 120 square feet each, 28,673 square feet of common open space, 60 parking spaces, and 54 covered bicycle parking spaces;
- b) **19GPA-00000-00003** for a General Plan Amendment to convert Assessor Parcel Number (APN) 069-160-051 from a land use designation of General Commercial to Residential with a corresponding density of 20 units per acre (Res-20);
- c) **19RZN-00000-00002** to rezone APN 069-160-051 from Retail Commercial (C-2) to Design Residential with a corresponding density of 20 units per acre (DR-20); and
- d) **21NGD-00000-00001** to adopt the Mitigated Negative Declaration (MND) (Attachment C), pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA).

As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality, cultural resources, geologic resources, hazardous materials, land use, noise, public facilities, recreation, and water resources/flooding. The MND and all documents may be reviewed online at <https://www.countyofsb.org/pln/dev/home.sbc>. The Final MND is also included as Attachment C to this staff report. The application involves APNs 069-160-051 (-051) and 069-525-022 (-022), located at 5317 Calle Real on the southwest corner of Patterson Avenue and Calle Real, in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 NEGATIVE DECLARATIONS

1.1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The County Planning Commission has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the County Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

1.1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the Negative Declaration and any comments received, the County Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the County Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101 and online at <https://www.countyofsb.org/plndev/home.sbc>.

1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.2 ADMINISTRATIVE FINDINGS

1.2.1 AMENDMENTS TO THE COMPREHENSIVE PLAN, DEVELOPMENT CODE, AND COUNTY ZONING MAP (REZONE) FINDINGS

Findings required for all Amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code (LUDC), prior to the approval or conditional approval of an application for an Amendment to the Comprehensive Plan, Development Code, or Zoning Map the review authority shall first make all of the following findings as applicable:

a. The request is in the interests of the general community welfare.

The County Planning Commission recommends that the Board of Supervisors finds that the request is in the interests of the general community welfare. The proposed Comprehensive Plan Amendment to the Eastern Goleta Valley Community Plan and Rezone will amend the land use designation of APN 069-160-051 (-051) (0.11 acres) from General Commercial to Residential with a density of 20 units per acre (Res-20) and the corresponding zone district from Retail Commercial (C-2) to Design Residential with a density of 20 units per acre (DR-20). Assessor's Parcel Number -051 is a remnant of an ancestor parcel 069-160-034 that was occupied by the former Mobil Oil service from approximately 1967 through 2002. The Mobil Oil service station became non-operative in the 1990's and in 2005 it was redeveloped to its present day use as a self-storage facility and APN -051 was left vacant. The change to the zoning and land use designation from commercial to residential will allow APN -051 to be voluntarily merged with the project's larger parcel (APN 069-525-022 (-022); 1.51 acres) to allow for more space and a better designed project. Assessor's Parcel Number -022 (1.51 acres) was previously rezoned from Limited Commercial (C-1) to DR-20 with the adoption of the Eastern Goleta Valley Community Plan in 2015, as this site was specifically identified for future multi-family residential development.

While APN -051 is not subject to a minimum lot size requirement under its current C-2 zoning, it may be considered an unusable lot due to its small size and lack of access when standing alone. Independently, APN -051 is only accessible from Patterson Avenue, which is infeasible due to the absence of an existing driveway apron and traffic hazards associated with the proximity of nearby intersections, including Calle Real/Patterson Avenue and Patterson Avenue/Highway 101 NB onramp. Therefore, the request will benefit the community's welfare since it will allow for additional housing and more open space within the current proposed project, resulting in an overall better-designed project.

b. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The County Planning Commission recommends that the Board of Supervisors find that the request is consistent with the Comprehensive Plan, including the Eastern Goleta Valley Community Plan, the requirements of the State planning and zoning laws, and the LUDC. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated November 24, 2021, the proposed project, as conditioned, will be consistent with all Comprehensive Plan and Eastern Goleta Valley Community Plan policies and development standards upon approval of the proposed Comprehensive Plan Amendment and Rezone.

c. The request is consistent with good zoning and planning practices.

The County Planning Commission recommends that the Board of Supervisors find that the request is consistent with good zoning and planning practices. The project is an urban infill multifamily housing project based on its location in the urban area and the surrounding development. As discussed in Finding 1.2.1.1.a and incorporated herein by reference, the Rezone and General Plan Amendment request will allow the small parcel (APN -051) to have the same zoning and land use designation as the adjacent larger parcel (APN -022), which will facilitate development of an otherwise unusable parcel as part of a single, better proposed project. As previously mentioned, APN -022 was changed in 2015 from Commercial to Residential with the adoption of the Eastern Goleta Valley Community Plan, as the site was specifically identified for future multi-family residential development. The

request will allow for more housing and open space in the current proposed project, which is consistent with good zoning and planning practices given the housing shortage facing California and Santa Barbara County.

1.2.1.2 Additional finding for Comprehensive Plan Amendments.

If the request is for an amendment to the Comprehensive Plan, then the review authority shall also find that the request is deemed to be in the public interest.

The County Planning Commission recommends that the Board of Supervisors find the Comprehensive Plan Amendment to be in the public interest because it would allow for housing to be created on an urban infill parcel that would otherwise be deemed unfit for development as discussed in Finding 1.2.1.a and incorporated herein by reference.

1.2.2 DEVELOPMENT PLAN FINDINGS

1.2.2.1 Findings required for all Preliminary and Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code , prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

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

The County Planning Commission recommends that the Board of Supervisors find the project site adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed. Following the approval of the requested Rezone and Comprehensive Plan Amendment, the project site will be zoned for up to 32 units per the 20-units per acre zone density. The proposed 27 units constitute a project that adequately matches the physical characteristics of the site when considering density and the compatibility of the proposed development with surrounding development. The site is relatively flat and is located in an urban infill area with readily available infrastructure, including roadways and utilities, to serve development, as well as in close proximity to nearby commercial services along Calle Real. The siting of the structures is laid out to provide access that complies with the County Public Works Department and County Fire Department standards regarding ingress and egress to the site as well as the residential units. The Public Works Department, including the County's Traffic Engineer, has reviewed the project and determined the project meets all applicable road and traffic safety requirements and has conditioned the project as necessary (Condition of Approval No. 41, Attachment B, Staff Report dated November 24, 2021).

The proposed 27-unit project size is appropriate for the site because it allows for double the required onsite vehicle parking, incorporates at least 40 percent onsite open space for the use and benefit of the residents, and includes a maximum building height that approximates that of adjacent commercial development in order to largely preserve mountain views from the Patterson Avenue travel corridor. Additional onsite parking is an important design component given the lack of adjacent street parking and to avoid spillover into the nearby single-family residential neighborhoods. The project will not induce future level of service (LOS) impacts for adjacent intersections, since LOS C would be maintained for the Calle Real/Patterson Avenue and Patterson Avenue/Highway 101 intersections during a.m. and p.m. peak hour trips (Phase I Traffic Analysis, Exhibit 12, Final MND). Additionally, the project's access will

not induce unsafe traffic hazard conditions on surrounding roadways as concluded in the Accident Analysis included as Exhibit 14 to the Final MND.

2. Adverse impacts will be mitigated to the maximum extent feasible.

The County Planning Commission recommends that the Board of Supervisors find that adverse impacts are mitigated to the maximum extent feasible. As set forth in the project's Mitigated Negative Declaration (Case No. 21NGD-00000-00001, Attachment C to the Planning Commission staff report dated November 24, 2021 and incorporated herein by reference), no significant impacts will result from the project and adverse impacts are mitigated to less than significant in the following issue areas: aesthetics/visual resources, air quality, cultural resources, geologic resources, hazardous materials, land use, noise, public facilities, and water resources/flooding. The majority of the project's adverse impacts are short-term construction related impacts and are addressed by mitigation measures implementing construction best practices, as well as several of the County's standard conditions of approval. Long-term impacts of the project will be reduced with mitigation measures related to stormwater, night sky compliant lighting, final design review approval by the South Board of Architectural Review, and a Source Reduction and Solid Waste Management Plan.

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

The County Planning Commission recommends that the Board of Supervisors find that streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. The Public Works Department, including the County's Traffic Engineer, has reviewed the project and determined the project meets all applicable road and traffic safety requirements and has conditioned the project as necessary (Condition of Approval No. 41, Attachment B, Staff Report dated November 24, 2021). The project's Phase I Traffic Analysis indicates that the Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps will continue to operate at LOS C or better during both A.M. and P.M. peak hours (Exhibit 12, Final MND) with the additional traffic generated by the project, which is consistent with the LOS standard set forth in Eastern Goleta Valley Community Plan Policy TC-EGV-1.1. The Traffic Analysis included cumulative level of service forecasts that were taken from the Somera Medical Office Traffic Study and the Goleta Hotel Project Traffic Study to ensure other nearby pending projects were incorporated into the LOS analysis. An Accident Analysis was also performed by Associated Transportation Engineers for the Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps, based on data obtained from the California Highway Patrol for the most current three-year period of accident records available. The report found that the accident rate for the Patterson Avenue/Calle Real intersection was equal to the State average with 10 reported accidents occurring within a three-year period (Exhibit 14, Final MND). Accidents at the Patterson Avenue/U.S. 101 ramps were below the State average with a total of 22 reported accidents spread amongst the four on/off ramps over a three-year period.

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

The County Planning Commission recommends that the Board of Supervisors find that there will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project. As discussed in Section 6.2 of the Planning

Commission staff report, dated November 24, 2021, and incorporated herein by reference, adequate public services are available to serve the proposed project. A Sewer Service Availability Letter was issued by the Goleta Sanitary District and a Conditional Water Service Determination Letter was issued by the Goleta Water District (Attachment F, Intent to Serve letters). Fire protection services will be provided by the Santa Barbara County Fire Department (Fire Department), which has a fire station within a couple hundred yards of the subject parcel, and police protection services will be provided by the County Sheriff.

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

The County Planning Commission recommends that the Board of Supervisors find that 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 Finding 1.2.2.1.1 and incorporated herein by reference, the project is an urban infill-multi-family housing project that is appropriately sized and designed for the project site, and is compatible with the surrounding area. As described below, the project will not be detrimental to the surrounding neighborhood. The project includes two parking spaces per unit (double the required amount) due to the lack of available street parking on Calle Real and Patterson Avenue. The Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps will continue to operate at LOS C or better during both A.M. and P.M. peak hours consistent with the LOS standard set forth in Eastern Goleta Valley Community Plan Policy TC-EGV-1.1. The building's height will approximate that of the adjacent self-storage building's skyline height to avoid significant impairment of existing mountain views and its architecture reflects the agricultural vernacular of nearby commercial developments, including the Patterson Plus Self-Storage buildings directly to the south, Fire Station #12 located across Calle Real, and the Fairview shopping center approximately 1 mile west along Calle Real.

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

The County Planning Commission recommends that the Board of Supervisors find the proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan upon approval of the proposed General Plan Amendment and Rezone. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated November 24, 2021 and incorporated herein by reference, the proposed Final Development Plan, as conditioned, is consistent with applicable policies and development standards in the Comprehensive Plan, including the Eastern Goleta Valley Community Plan. Key policies and development standards include those related to land use, provision of services, noise, stormwater control, hazardous materials, transportation, and visual resources amongst others. The project also conforms to all requirements of the Land Use and Development Code, including the DR Zone District standards.

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

The County Planning Commission recommends that the Board of Supervisors find that the project is located in the urban area and therefore this finding does not apply.

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

The County Planning Commission recommends that the Board of Supervisors find that that the project will not conflict with any easements required for public access through, or public use of a portion of the subject property. No public access is taken across or through the property; however, the project will construct frontage improvements along the Calle Real right-of-way, including a new sidewalk and street lighting per the Department of Public Works requirements, which will enhance pedestrian circulation along the street frontage.

ATTACHMENT B: CONDITIONS OF APPROVAL

Galileo Pisa LLC. Apartments Final Development Plan Case No. 19DVP-00000-00039 Hearing Date: December 1, 2021

I. PROJECT DESCRIPTION

1. Proj Des-01 Project Description. The project consists of the following components:

- A General Plan Amendment to change the land use designation of APN 069-160-051 (0.11 acres) from General Commercial to Residential with a corresponding density of 20 units per acre (Res-20);
- A Rezone to change APN 069-160-051 from Retail Commercial (C-2) to Design Residential (DR) with a corresponding density of 20 units per acre (DR-20); and
- A Final Development Plan to allow construction of a 27-rental-unit apartment building along with associated site improvements including 54 covered bicycle parking spaces, three detached approximately 10'-5" tall carport structures totaling 27 of the 60 total parking spaces, two trash enclosures of approximately 120 square feet each, and 28,673 square feet of common open space. The apartment building will total 27,723 gross square feet, paving will total 12,716 square feet, hardscaping will total 9,964 square feet, and landscaping will total 12,874 square feet. The project will comply with the Water Efficient Landscape Ordinance (WELO) and Tier 4 stormwater control requirements.

Nine single story, first-floor units are proposed that will each total 888 net square feet and contain two bedrooms and one bathroom. In addition, 18 two-story units comprising the 2nd and 3rd floors of the apartment building will each total 914 net square feet and contain two bedrooms and one and a half baths. All units will have a living, dining, and kitchen space, along with an area for individual washers and dryers. Sixty standard sized vehicle parking spaces are proposed, including 27 covered spaces, 6 guest spaces, two electric vehicle charging spaces, and two handicap accessible spaces. Grading includes approximately 2,870 cubic yards of cut, 800-1,500 cubic yards of export, 1,000-1,500 cubic yards of import, and 3,070 cubic yards of fill. No native trees are proposed for removal; 42 producing, 34 failing, and 29 dead avocado trees (105 total) are proposed for removal. The parcel will be served by the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, and County Sheriff. Access will be provided via Calle Real. The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20. The two parcels will be voluntarily merged by the applicant prior to Zoning Clearance issuance. Following the voluntary merger, the project will be located on a single, 1.62-acre parcel zoned DR-20.

- ##### **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.

II. MITIGATION MEASURES FROM 21NGD-00000-00001

Aesthetics/Visual Resources

3. **MM-Aest-04 SBAR Required.** The Owner/Applicant shall obtain South Board of Architectural Review (SBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping of common open areas) shall be compatible with vicinity development and shall conform in all respects to SBAR approval Case No. 20BAR-00000-00044.

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

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

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

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

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

MONITORING: P&D and SBAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance for structures. P&D 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.

AIR QUALITY

5. **MM-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. Reclaimed water shall be used if feasible.
- 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 offsite.
- 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 for project development prior to Zoning Clearance issuance.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned on-site 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 each 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 is 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 on-site. APCD inspectors shall respond to nuisance complaints.

6. MM-Air-Sp02 Diesel Emissions. The Owner/Applicant shall comply with the following diesel emission reduction strategies at all times during grading and construction:

- a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- b. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- c. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- d. The following measures are recommended:
- e. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- f. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- g. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- h. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- i. All construction equipment shall be maintained in tune per the manufacturer's specifications.
- j. The engine size of construction equipment shall be the minimum practical size.
- k. 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.
- l. Construction worker trips should be minimized by requiring carpooling and by providing for lunch on-site.

PLAN REQUIREMENTS: These emission control requirements shall be noted on all grading and building plans for project development prior to Zoning Clearance issuance.

TIMING: The emission control strategies apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors and compliance monitoring staff shall spot check and ensure compliance on-site.

CULTURAL RESOURCES

7. **MM-CulRes-01 Pre-Construction Meeting.** Prior to the start of work, a County-qualified archaeologist and a Native American representative shall provide worker orientation to the applicant, construction supervisors, and equipment operators to ensure they understand their respective roles and responsibilities with respect to inadvertent discovery of cultural resources. The meeting will explain why monitoring is required, describe what would cause a temporary stop in construction, describe a major discovery scenario such as the new discovery of human remains, explore reporting requirements and responsibilities with the supervisors, discuss prohibited activities including unauthorized collecting of artifacts, and identified the types of archeological materials that may be uncovered and provide examples of common artifacts to examine. No grading or construction may begin prior to this meeting.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans. **TIMING:** The Owner/Applicant shall comply with this measure prior to any grading or construction activities.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the training has occurred prior to initiation of grading/construction.

8. **MM 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 or cultural resources 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 Issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

GEOLOGIC PROCESS

9. **MM-Geo-01b Soils Report.** The Owner/Applicant shall submit a soils report for the project.

PLAN REQUIREMENTS: The Owner/Applicant shall submit the report for P&D review and approval. Elements of the approved report shall be reflected on grading and building plans as required.

TIMING: The Owner/Applicant shall submit the soils report prior to application completeness.

MONITORING: P&D permit processing planner shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to the recommendations of the soils report. Compliance monitoring staff and grading and building inspectors shall ensure compliance in the field.

HAZARDOUS MATERIALS/RISK OF UPSET

10. MM-Soil-01 Remediation Action Plan Completion Report Required. The Owner/Applicant shall complete site remediation as proposed in Padre Associates Inc.'s Remedial Action Plan, dated August 13, 2020, and the Remedial Action Plan Addendum, dated September 14, 2020, as approved by EHS in their letter dated October 13, 2020. Upon completion of remedial activities, the Owner/Applicant shall prepare a Remediation Action Plan Completion Report (RACR) for EHS review and approval.

TIMING: The Owner/Applicant shall obtain EHS approval of the RACR prior to issuance of the project's second grading permit, which will allow for site grading and preparation.

MONITORING: EHS staff, the project planner, and Building and Safety staff will ensure compliance with the above measures prior to issuance of the project's second grading permit.

NOISE

11. MM-Noise-04 Equipment Shielding-Construction. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries near sensitive receptors shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance monitoring staff shall perform site inspections throughout construction to ensure compliance.

12. MM-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 compliance monitoring staff shall spot check and respond to complaints.

PUBLIC FACILITIES

13. MM-Solid Waste-01 SRSWMP. The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:

a. A program to purchase materials that have recycled content for project construction.

2. Construction Solid Waste Reduction:
 - a. Recycling and composting programs including separating excess construction materials on-site for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate on-site bins as needed for recycling.
3. Operation Solid Waste Reduction Examples:
 - a. A green waste source reduction program, including the use of mulching mowers in all common open space areas.
 - b. Participate in an existing curbside recycling collection program to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the Owner/Applicant to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of Zoning Clearance for initial subdivision improvements, (2) include the construction recycling area on building plans. Program components shall be implemented prior to Final Building Clearance for the initial subdivision improvements and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

14. MM-Geo-02 Erosion and Sediment Control Plan. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments on-site. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

15. MM-School Fees-01. The applicant shall notify the Goleta Union School District (GUSD) and Santa Barbara Unified School District of the expected buildout date of the project to

allow the Districts to plan in advance for new students. The applicant shall pay the adopted fees per square foot of livable space being created by the project to the appropriate school district(s). These fees are used by the districts to construct temporary or permanent classroom space, but are not used to provide additional teachers.

PLAN REQUIREMENTS: A copy of the notice shall be sent to P&D prior to land use clearance for the project. The applicant shall submit final square footage calculations and a copy of the fee payment to the school district(s) prior to final building inspection.

MONITORING: P&D planner shall ensure the notice letter is sent to the district(s) prior to issuance of Zoning Clearance. P&D compliance monitoring staff and Building and Safety staff shall ensure payment is made prior to issuance of final building inspection.

RECREATION

16. MM-Trans Sp-01 Construction Traffic Plan. Prior to Zoning Clearance for initial project improvements, the applicant shall submit a construction traffic plan to P&D and Public Works for review and approval.

PLAN REQUIREMENTS: The plan shall address construction worker vehicles, trucks bringing construction supplies to the site, heavy equipment transport, dumpsters, porta-potties, and especially vehicles transporting soil and rock material to and from the site. The traffic plan shall identify a contact person, including a cell phone number to contact in the event of complaints or questions regarding construction related traffic. The traffic plan shall also identify routes, expected volumes of traffic and the location for parking and/or storing vehicles and construction equipment.

TIMING: A plan shall be submitted and approved prior to Zoning Clearance issuance for project improvements.

MONITORING: Building and Safety and compliance monitoring staff shall monitor the construction phase for compliance with the traffic plan.

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

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

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained throughout construction.

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

WATER RESOURCES/FLOODING

18. MM-WatConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

- a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are

tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.

- b. Apply concrete, asphalt, and seal coat only during dry weather.
- c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
- d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

19. MM-Stormwater Retention-Biofiltration System. 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 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. It is recommended to follow the County of Santa Barbara's Storm Water Technical Guide for a Tier 3 project. A copy of the spreadsheet(s) used in the storm water calculator shall be included. The Storm Water Technical Guide can be found on the Project Clean Water website. Click on the Development tab at SBProjectCleanWater.org. The Storm Water Control Plan must provide relevant details on the location and function of retention measures. These measures 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 and their delineated drainage management area;
- b. Demonstrate how the retention areas comply with the conditions by managing runoff from the design storm; and
- c. Include a long-term maintenance plan appropriate for the proposed measures.

PLAN REQUIREMENTS: 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 Storm Water Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention measures for the life of the project. The maintenance agreement will be signed and notarized by the property owner.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: Upon installation of treatment systems, and 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 As-Built plans or drawings in PDF format, as appropriate to the storm water measures installed. The retention systems may be 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, including elevations and construction details of storm water measures.

III. PROJECT SPECIFIC CONDITIONS

- 20. Aest-09 Construction Clean-up.** The developer shall clear the project site of all excess construction debris.
PLAN REQUIREMENT: This requirement shall be noted on final building plans.
TIMING: Debris clearance shall occur prior to Final Building Inspection Clearance.
MONITORING: P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.
- 21. Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas 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 these areas and removed from the site as necessary. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Grading, and Building plans. This area shall also be clearly designated by on-site signage.
TIMING: The Owner/Applicant shall install the area and signage prior to commencement of construction.
MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.
- 22. Landscp-01a Landscape for Life.** The Owner/Applicant shall maintain project tract landscaping for the life of the project. The Owner or designee shall permit the County to conduct site inspections a minimum of one time per year for 5 years.
MONITORING: P&D compliance monitoring staff may conduct site inspections at least once per year if necessary to ensure that landscaping is maintained for the life of the project.
- 23. Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance.
TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained throughout construction. **MONITORING:** P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.
- 24. Road Encroachment Permit.** Prior to issuance of Building or Grading permits, the applicant shall obtain a Road Encroachment Permit from County Public Works Roads Department.
- 25. 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.

26. Trans-Sp02 Plan Approvals. Civil plans for the left turn drive aisle and median adjustments to Calle Real, as well as median landscaping, shall comply with Public Works Engineering Design Standards and be submitted to P&D and Public Works Transportation Division for approval prior to final BAR approval and Zoning Clearance issuance. Once planted, the landscaping shall be maintained by the Owner/Applicant in a manner which ensures adequate sight distance, according to Public Works requirements.

PLAN REQUIREMENTS AND TIMING: Plans shall be approved prior to final BAR approval and Zoning Clearance issuance. The landscape contractor shall confirm in writing that any landscaping along the property frontage has been installed consistent with the approved landscape plan.

MONITORING: Permit Compliance shall check for confirmation from the landscape contractor that landscape installation is consistent with the approved landscape plan and shall respond to complaints.

27. WatCons-03 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 Supplemental application.

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

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

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

28. WatConv-06 Retention Basin. The Owner/Applicant shall provide a retention basin designed to retain, infiltrate and/or recharge all runoff water onsite and maintain contaminants onsite. The plan shall include the following components:

PLAN REQUIREMENTS: The Owner/Applicant shall include the retention basin in the Erosion and Sediment Control Plan (ESCP). The location and design parameters of the retention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the Owner/Applicant. Long term maintenance requirements shall be specified in Maintenance Agreement to be submitted to Flood Control.

TIMING: Retention and/or recharge basins shall be installed subject to P&D and Flood Control District approval prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans.

MONITORING: County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.

29. WatConv-03 Erosion and Sediment Control Revegetation. The Owner/Applicant shall revegetate graded areas within 30 days of completion of grading activities with deep rooted,

native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.

PLAN REQUIREMENTS: Include this measure as a note on all grading and building plans.

TIMING: The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

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

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Grading, and Building plans. This area shall also be clearly designated by on-site signage.

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

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

31. Goleta Sanitary Annexation. Prior to Zoning Clearance issuance, APN 069-252-022 shall be annexed to the Goleta Sanitary District's service boundary.

MONITORING: P&D planning staff shall verify annexation has been completed by LAFCO and a sewer connection permit has been issued by Goleta Sanitary District prior to Zoning Clearance issuance.

IV. COUNTY RULES & REGULATIONS

32. Rules-02 Effective Date-Not Appealable to CCC. This Final Development Plan shall become effective upon 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 review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. (LUDC §35.82.020)

33. Rules-03 Additional Permits Required. The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

34. Rules-04 Additional Approvals Required. Approval of this Final Development Plan is subject to the Board of Supervisors approval of the required Rezone and General Plan Amendment (Case Nos. 19RZN-00000-00002 & 19GPA-00000-00003).

- 35. 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.
- 36. 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 F, dated March 3, 2021.
- 37. Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with LUDC Chapter 35.38 Sign Standards.
- 38. 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.
- 39. Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to the approved Final Development Plans. Substantial conformity shall be determined by the Director of P&D.
- 40. Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 41. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District, dated April 15, 2021;
 - b. Environmental Health Services Division, dated April 29, 2020 and October 30, 2020;
 - c. Fire Department, dated April 21, 2020;
 - d. Water Resources Division, dated November 11, 2020;
 - e. Parks Department, dated January 30, 2020;
 - f. Transportation Division, dated April 22, 2021.
- 42. 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.
- 43. 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 Zoning Clearance issuance 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 Mitigation and Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Negative Declaration Case No. 21NGD-00000-00001;”
- 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.

44. Rules-32 Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

45. 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.

46. 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.

V. DIMFS

47. DIMF-24a DIMF Fees-Library. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid (LUDC §35.84.030). The total Library DIMF amount is currently estimated to be \$10,665 (12/1/21). This is based on a project type of 27-unit multi-family residential (\$395/unit).

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).

48. DIMF-24b DIMF Fees-Public Administration. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public

administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid (LUDC §35.84.030). The total Public Administration DIMF amount is currently estimated to be \$45,522 (12/1/21). This is based on a project type of 27-unit multi-family residential (\$1,686/unit).

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).

49. DIMF-24c DIMF Fees-Sheriff. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid (LUDC §35.84.030). The total County Sheriff DIMF amount is currently estimated to be \$12,447 (12/1/21). This is based on a project type of 27-unit multi-family residential (\$461/unit).

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).

50. 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 \$20,792 (12/1/21). This is based on a project type of 27-unit multi-family residential and a 27,723 gross square foot apartment building (\$0.75/sf.).

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).

51. 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 \$294,070 (12/1/21). This is based on a project type of 27 unit multi-family residential (\$9,410/unit).

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).

52. 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 \$264,267 (12/1/21). This is based on a project type of 27 unit multi-family residential (\$9,801/unit).

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).



air pollution control district
SANTA BARBARA COUNTY

April 15, 2021

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

Re: Santa Barbara County Air Pollution Control District Suggested Conditions on Galileo Pisa LLC – Apartment Buildings, 19DVP-00000-00039, 19GPA-00000-00003, 19RZN-00000-00002

Dear Sean Stewart:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a 27-unit apartment complex and associate site improvements such as carport structures, parking areas, landscape, and common open space. Grading is estimated at 1,500 cubic yards of cut and 1,500 cubic yards of fill. The subject property, a 1.62-acre parcel zoned DR-20 and identified in the Assessor Parcel Map Book as APNs 069-160-051 and 069-525-022, is located at 99 North Patterson in the unincorporated areas of Goleta.

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.
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*.
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

Aeron Arlin Genet, Air Pollution Control Officer

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. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (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.
7. If contaminated soils are found at the project site, the District must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required. District permits are required for all soil vapor extraction activities. District permits are also required for the excavation (“dig-and-haul”) of more than 1,000 cubic yards of contaminated soil.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval:

1. 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.
2. 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.
3. 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.

4. The District recommend that the project be designed to minimize exposure to roadway-related pollutants to the maximum extent feasible. Prior to occupancy, feasible project design features should be applied to the project, including features that:
 - Maximize the distance between the roadway and sensitive receptors
 - Ensure that the windows nearest to the roadway do not open
 - Include installation of high-efficiency filtration systems with mechanical ventilation
 - Include construction of a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting)
 - Ensure that if the design includes any outdoor areas that may be used by sensitive receptors that they are located at maximum distance from the roadway, and with physical barriers as described above.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

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

cc: Planning 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.

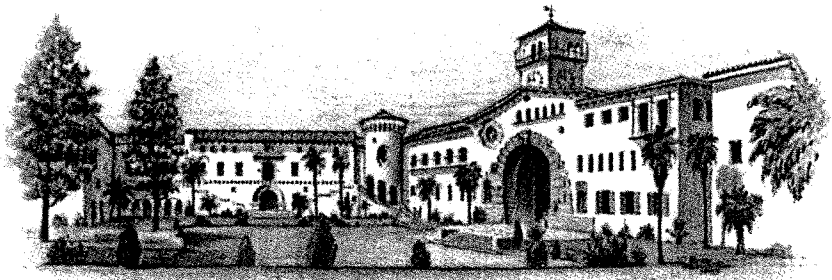
The following measures are recommended:

- 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.

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



April 22, 2021

TO: Sean Stewart, Planner
Development Review

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

SUBJECT: **Galileo Pisa LLC – Apartment Building
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
Ordinance 4270 (14 pages)
Resolution 87-344 (5 pages)
Resolution 24416 (3 pages)
Resolution 81-229 (6 pages)
19DVP-00000-00039
APN: 069-160-051, 069-525-022, Goleta**

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is **\$263,304** (27 apartment units * \$9,752/unit). **Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

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

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the

development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Undergrounding of Utilities

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

Sight Distance

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

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

Access

5. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a maximum driveway width of no greater than 40 feet and include radius curb returns unless otherwise approved by Public Works (standard detail 4-050). All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.
6. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall construct left-turn channelization, or the functional equivalent, in a manner acceptable to the Department of Public Works, Traffic Section, at all proposed county road access points. The design shall be in conformance with AASHTO A Policy on Geometric Design of

Highways and Streets, 2018, 7th Edition or unless otherwise approved, in writing, by the County Traffic Engineer.

Street Sections/Pavement Traffic Index

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

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

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

Encroachment/Excavation Permit

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

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

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

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

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

Traffic Controls

10. **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.
11. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
12. **Prior to occupancy clearance**, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

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

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

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

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

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

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

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

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

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

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

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

Off-site Road Improvements

14. 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,



William T. Robertson

Date

cc: 069-160-051, 069-525-022; 19DVP-00000-00039

Gary Smart, TE, Traffic Section Manager, County of Santa Barbara, Public Works Department

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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.*



Environmental Health Services

225 Camino del Remedio • Santa Barbara, CA 93110
805/681-4900 • FAX 805/681-4901

Van Do-Reynoso, MPH, PhD Director
Suzanne Jacobson, CPA Chief Financial Officer
Paige Babson, MA, PHN, RN Interim Deputy Director
Douglas Metz, DPM, MPH Deputy Director
Polly Baldwin, MD, MPH Medical Director
Polly Baldwin, MD, MPH Interim Health Officer

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

Lawrence Fay Director of Environmental Health

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

FROM: Deanna Talerico
Environmental Health Services

DATE: April 29, 2020

SUBJECT: Case No. 19DVP-00000-00039, 19RZN-00000-00002 & 19GPA-00000-00003

Owner: Galileo Pisa, LLC

Agent: Trudi Carey

Assessor's Parcel No. 069-160-051

Located at: 99 N Patterson Ave in Santa Barbara, CA 93111, zoned C-2

The proposed project is for a General Plan Amendment to convert APN 069-160-051 from a land use designation of General Commercial to Res-20, Rezone to convert APN 069-160-051 (0.11-acres) to DR-20 zoning, and a Final Development Plan to allow construction of a 27-unit apartment complex along with associated site improvements including 54 covered bicycle parking spaces, two covered carport structures, two trash enclosures, 28,673 square feet of common open space, landscaping, paving, and hardscaping.

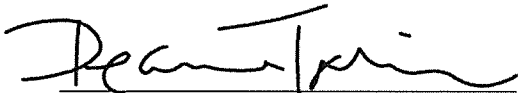
The proposed project would be served by the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, and County Sheriff. The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20. Upon the approval of the General Plan Amendment and Rezone, the two parcels would be voluntarily merged by the applicant prior to action by the decision maker, and the project would be located on a single, 1.62-acre parcel zoned DR-20 on the corner of Patterson Avenue and Calle Real, in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

Environmental Health Services has received and reviewed a Preliminary Water Service Determination letter from the Goleta Water District, dated October 2019. The letter indicates that the parcel has adequate historical water credit available with the Water District to serve the proposed project, though it does not constitute an official "Can & Will Serve" letter at this time. The letter goes on to outline the application, fees, and conditions that the applicant must meet prior to being issued a can and will serve letter.

Environmental Health Services has also received and reviewed a Sewer Service Availability Letter from the Goleta Sanitary District, dated March 2019. The letter indicates that the project is within the service area (sphere of influence) of the Sanitary District, but is not currently annexed to the District. The letter further explains that adequate sewer services are currently available to serve the project, though the letter does not constitute a guarantee of service until annexation, application, fees, and other conditions are completed by the applicant.

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

1. Prior to Issuance of Zoning Clearance, Environmental Health Services shall approve written notice from Goleta Sanitary District indicating that said sanitary district can and will provide municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of such service have been made to the satisfaction of the sanitary district and Environmental Health Services.
2. Prior to Issuance of Zoning Clearance, Environmental Health Services shall receive and approve written notice from the Goleta Water District indicating that said district can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service have been made to the satisfaction of the district and Environmental Health Services.



Deanna Talerico, REHS
Senior Environmental Health Specialist

Memorandum

DATE: April 21, 2020

TO: Sean Stewart
Planning and Development
County of Santa Barbara - Santa Barbara Maria

FROM: Michael Gray, Inspector
Fire Department

SUBJECT: APN: 069-525-022 Permit: 19DVP-00039 Project Number: 20FPL-00029
Site: 5317 Calle Real, Goleta
Project: Development Plan – New 27-Unit, 3-Story Apartment Complex



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

CONDITIONS FOR DEVELOPMENT PLAN PRIOR TO VERTICAL CONSTRUCTION

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.

FIRE ACCESS , WATER SYSTEM AND DEFENSIBLE SPACE INSPECTIONS SHALL BE SIGNED OFF BY FIRE DEPARTMENT

Fire Department on-line inspection request* or Fire Department inspection line (805) 681-5591

1. All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Access shall be as shown on plans received March 30, 2020 and approved March 31, 2020.
 - Driveway width shall be as shown on plans received March 30, 2020 and approved March 31, 2020.
 - Percent of slope (including a profile section view).
 - Surface shall be all-weather or paved.
 - 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.
2. Sidewalk on south side of building shall be for fire department access.
3. One (1) new public fire hydrant and one (1) new private fire hydrant shall be installed.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.

- Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
- Residential fire hydrants shall consist of one 4-inch outlet and one 2-1/2-inch outlet.
- A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- 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.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.

PRIOR TO OCCUPANCY CLEARANCE

4. Designated fire lanes shall include red curbs and signs indicating “Fire Lane – No Stopping” placed as required by the fire department. Refer to current adopted California Fire Code.
5. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
6. An automatic fire sprinkler system shall be installed.
 - Sprinkler head coverage shall extend to the attic.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - 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.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
7. 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.
8. Address numbers shall be a minimum height of 4 inches.
 - Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address numbers 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 road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.

9. Access way entrance gates shall conform to Santa Barbara County Development Standards.
10. When access ways are gated, a fire department approved Knox locking system shall be installed. Reference Santa Barbara County Development Standard #7.*
11. 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, fee currently is as follows:

Residential-Other Residential Housing \$0.75 per square foot

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

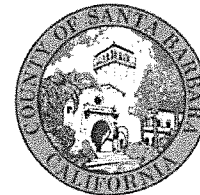
As always, if you have any questions or require further information, please call me at 805-681-5527 or 805-681-5523.

MG:ps



Community Services Department
Connecting People to Opportunities

George Chapjian, Director, Community Services
 Sarah York Rubin, Executive Director, Office of Arts & Culture
 Ryder Bailey, CPA, Chief Financial Officer, Community Services
 Dinah Lockhart, Deputy Director, Housing & Community Development
 Jen Cregar, Co-Division Chief, Sustainability Division
 Ashley Watkins, Co-Division Chief, Sustainability Division



January 30, 2020

TO: Sean Stewart, Planner
 Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 19DVP-00039 Galileo Pisa LLC – Apartment Building
 APN 069-525-022

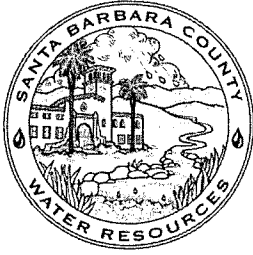
County Parks recommends the following condition(s) to the approval of the above referenced project:

- 1) Pursuant to the provisions of Ordinance 4348 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) 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.

Based on the current fee schedule, the total fee for the proposed project would be \$236,223 (\$8,749 x 27 lot(s)/dwelling unit(s)). Fees are due prior to prior to final inspection. The actual fee shall be based on the fee schedule in effect when payment is made. Fee schedules are subject to adjustment on an annual basis. This office will not accept nor process a payment prior to project approval by the decision maker.

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.

cc: George Chapjian, Community Services Department Director



Santa Barbara County Public Works Department Water Resources Division

Flood Control ♦ Water Agency ♦ Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
<http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956>

SCOTT D. MCGOLPIN
Director Public Works

THOMAS D. FAYRAM
Deputy Director Water Resources

November 2, 2020

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

**Re: 19DVP-00000-00039; Galileo Pisa LLC- Apartment Building
APN: 069-160-051, 069-525-022; Goleta**

This condition letter supersedes those dated January 13, 2020 and October 5, 2020 removing incompleteness items. Since all conditions must be met for this project to be cleared, the District suggests that the applicant initiate plan-check review with Flood Control and Project Clean Water straightaway, and prior to applying for building permits. Plan-check deposit fees (as of October 21, 2020) are \$2500 for Flood Control review and \$2000 for Project Clean Water Review.

Dear Mr. Stewart:

The proposed Galileo Pisa LLC- Apartment Building project is to allow construction of a 27 -unit apartment complex and associate site improvement (carport structures, parking areas, landscape, common open space, etc.). This project is subject to the following two conditions from the Public Works Department, Water Resources Division as follows.

A. Flood Control & Water Conservation District

The District recommends that approval of the subject 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 Project Plan Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions for Project Plan Approval.

2. Design

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, tentative tract map, and landscape plans to the District for review and approval.
- b. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate. Drainage report shall include

predevelopment and post development runoff calculations for 2, 5, 10, 25, 50, and 100 year storm event.

- c. Drainage report to include an exhibit clearly showing existing hardscape area by type and square footage. Also an exhibit for a site plan showing proposed hardscape area by type and square footage.
 - d. 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. Please make the check payable to: Santa Barbara County *Flood Control & Water Conservation District*.
3. Prior to Permit Issuance/Zoning Clearance
- a. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - b. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - c. 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.
4. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit record drawings to the District's Floodplain Manager in electronic format on a compact disc.
 - c. 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.

B. Project Clean Water

The Galileo Pisa Apartment Building project is a 27-unit townhome style development with new impervious surfaces greater than 22,500 sf. Therefore, the project must conform to the Central Coast Regional Water Quality Control Board Post-Construction Requirements (Resolution No. R3-2013-0032) for Performance Requirement No. 4: Peak Management. This requires the project to retain the storm water runoff for all events up to and including the design storm (95th percentile event) and demonstrate that the post-project peak runoff does not exceed the pre-project peak runoff for the 2- through 10-year storm events (which is less stringent and therefore superseded by separate requirements from the Santa Barbara County Flood Control District, as described above).

The following provisions apply to this project:

1. For application completeness, submit a preliminary Stormwater Control Plan that identifies plans to treat and retain storm water runoff for water quality. Includes exhibits showing the existing and proposed impervious surfaces by type and square footage.
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 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. It is recommended to follow the County of Santa Barbara's Storm Water Technical Guide for a Tier 3 project. A copy of the spreadsheet(s) used in the storm water calculator

shall be included. The Storm Water Technical Guide can be found on the Project Clean Water website. Click on the Development tab at SBProjectCleanWater.org.

The Storm Water Control Plan must provide relevant details on the location and function of retention measures. These measures 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 and their delineated drainage management area,
- b. Demonstrate how the retention areas comply with the conditions by managing runoff from the design storm, and
- c. Include a long-term maintenance plan appropriate for the proposed measures.

The applicant will include a deposit for plan check review at the time the Storm Water Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 shall be submitted to Water Resources Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check will be made payable to 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 Storm Water Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention measures for the life of the project. The maintenance agreement will be signed and notarized by the property owner.
4. Upon installation of treatment systems, and 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 As-Built plans or drawings in PDF format, as appropriate to the storm water measures installed. The retention systems may be 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, including elevations and construction details of storm water measures.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
Karen Sullivan, PE
Development Review Engineer

Cc: Trudi Carey, Galileo Pisa LLC, 5325 Calle Real, Santa Barbara, CA 93111
Alex Pujó, 2425 Chapala St., Santa Barbara, CA 93105
Jose Cardenas, 5553 Hollister Ave., Suite 778, Goleta, CA 93117