

SANTA BARBARA COUNTY PLANNING COMMISSION
Coastal Zone Staff Report for Housing Authority of Santa Barbara County
Pescadero Lofts Apartment Project

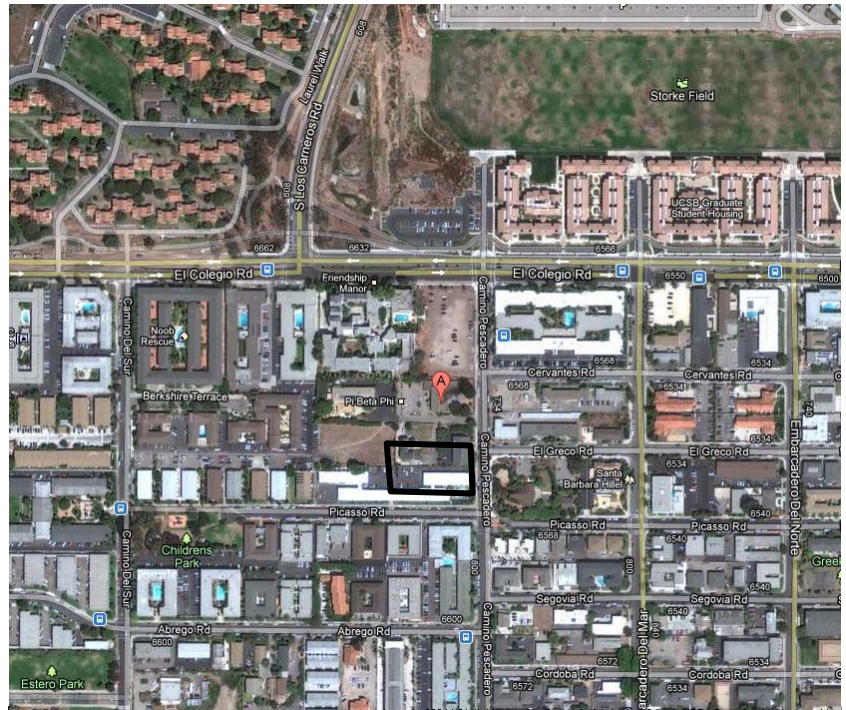
Hearing Date: February 1, 2012
Staff Report Date: January 13, 2012
Case No.: 11GPA-00000-00004,
11ORD-00000-00034, 11RZN-00000-00003,
11DVP-00000-00004, 11CDP-00000-00041
Environmental Document: 03-EIR-08,
CEQA Statute 21090(b)

Deputy Director: Alice McCurdy
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OWNER:
SB County Redevelopment
Agency
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2/1/12)
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This site is identified as Assessor Parcel Number 075-020-005, located at 761 Camino Pescadero in the Isla Vista area, 3rd Supervisorial District.

Application Complete: October 18, 2011
Processing Deadline: 60 days from NOE

1.0 REQUEST

Hearing on the request of John Polanskey of the Housing Authority of Santa Barbara County to consider Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041 [applications filed on June 24, 2011] proposing:

- 1) To amend the Santa Barbara County Coastal Land Use Plan by changing the Land Use Designation from RES-20 to RES-30;

- 2) Approval of an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-77.6 to create a new density category of SR-H-30 (30 dwelling units per gross acre), and to limit lots zoned SR-H-30 to those that provide 100% affordable housing projects;
- 3) To rezone 0.82 acres from SR-H-20 to SR-H-30 in compliance with Section 35-180 of the Article II Coastal Zoning Ordinance;
- 4) Approval of a Final Development Plan in compliance with Section 35-174 and a Coastal Development Permit in compliance with Section 35-169 to develop an apartment complex totaling 33 residential apartments and common area facilities; and
- 5) To determine that the previously certified EIR (03-EIR-08) is adequate environmental review pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act.

The application involves AP No. 075-020-005, located at 761 Camino Pescadero, in the Isla Vista area, 3rd Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041 marked "Officially Accepted, County of Santa Barbara February 1, 2012 County Planning Commission Attachments A-F", based upon the project's consistency with the Comprehensive Plan, including the Goleta Community Plan and Coastal Land Use Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the findings and recommend that the Board of Supervisors make the findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors determine that the previously certified EIR prepared for the Isla Vista Master Plan (03-EIR-08) is adequate environmental review for this project as specified in Attachment A, pursuant to CEQA Statute Section 21090(b), Public Resources Code Section 21166 and CEQA Guideline Section 15162.
3. Adopt the Resolution recommending that the Board of Supervisors approve a text amendment to the Article II Coastal Zoning Ordinance to establish the SR-H-30 zone density and limit rezones to this zone district to projects meeting certain affordable housing criteria; and recommending that the Board of Supervisors approve an amendment to the land use designation of the Coastal Land Use Plan map for APN 075-020-005 from RES-20 to RES-30 and an amendment to the

zoning map for the subject parcels from SR-H-20 to SR-H-30 (draft resolution and ordinance amendment included in Attachment E).

4. Recommend that the Board of Supervisors approve the project (Case Nos. 11DVP-00000-00004 and 11CDP-00000-00041) subject to the conditions included as Attachment B and Attachment C.

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

3.0 JURISDICTION

Pursuant to Section 35-174.2(4) of Article II Zoning Ordinance, the County Planning Commission is the decision maker for the Final Development Plan:

All Development Plans outside the jurisdiction of the Director or the Zoning Administrator shall be within the jurisdiction of the Planning Commission.

Section 35-180.4 of Article II states that the County Planning Commission reviews rezones and general plan amendments and provides a recommendation to the County Board of Supervisors who are the final decision makers.

Pursuant to Section 35-144B of Article II, when two or more applications are submitted that relate to the same development project and the individual applications would be under the separate jurisdiction of more than one decision-maker, all applications for the project shall be under the jurisdiction of the decision-maker with the highest jurisdiction as follows in descending order:

1. Board of Supervisors, 2. Planning Commission, 3. Zoning Administrator

Therefore, the Board of Supervisors is the decision maker for this project and the County Planning Commission makes a recommendation to the Board of Supervisors.

4.0 ISSUE SUMMARY

The Isla Vista Master Plan (IVMP) was adopted by the Board of Supervisors on August 21, 2007. The Isla Vista Master Plan area is located wholly within the Coastal Zone and legislative amendments to the Local Coastal Plans, such as the IVMP, are thus under the jurisdiction of the California Coastal Commission. The IVMP is currently pending before the Coastal Commission, though certification requires amending the IVMP to incorporate its content into an amendment to Article II. The subject parcel would be rezoned to Mixed Residential-30 (30 units per acre) under the IVMP.

The applicant is requesting a rezone of the subject parcel from SR-H-20 to SR-H-30 in order to accommodate the density envisioned for this site without having to wait for certification of the IVMP by the California Coastal Commission. The project consists of a 100% affordable housing project targeting Isla Vista residents who are homeless or who are living in substandard housing. As such, it represents a project which is beneficial to the Isla Vista community and County as a whole.

As an affordable housing project, the project is entitled to a density bonus through eligibility under the State Density Bonus Program. The project is entitled to a density bonus of 35% above base density, which would equate to 33 residential units for the 0.82-acre site. The maximum bedroom density allowed for this property under Article II is 29 bedrooms based on a requirement of 1 bedroom per 1,200 square feet of net lot area. Requiring compliance with this bedroom density standard would have the effect of physically precluding the construction of the project with the bonus density, which does not comply with the provisions of the State Density Bonus Program. As such, the applicant is entitled to a waiver of this development standard under Government Code section 65915(e)(1). Therefore, the project proposal of 33 units and 34 bedrooms is consistent with the SR-H-30 zone as modified by the density bonus provisions of the State Density Bonus Program.

In order to meet the intent of full affordability of the higher density zoning in the interim before the IVMP is certified by the Coastal Commission, the project proposes to include language in the zoning text amendment to Article II to limit the SR-H-30 zone district to housing development projects that are fully affordable. This would ensure that any other project wishing to take advantage of the higher density before the IVMP is certified would be providing 100% affordable units.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Urban, Coastal, RES-20 (maximum 20 dwelling units/acre)
Zone	High Density Student Residential (SR-H-20), 20 units per acre
Site Size	0.82 acres
Present Use & Development	Student housing - Fraternity building and parking lot
Surrounding Uses/Zoning	<i>North:</i> Vacant land/Retirement Home, SR-H-20 <i>South:</i> Residential, SR-H-20 <i>East:</i> Vacant lot, apartments, SR-H-20 <i>West:</i> Sorority, SR-H-20
Access	Existing driveway off Camino Pescadero
Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire Department

5.2 Setting

The project site is a flat developed lot within the urban Isla Vista community. It is surrounded by residential development and a few vacant lots. The site currently contains a fraternity and parking lot, as well as four mature coast live oak trees. The site is approximately three blocks from downtown Isla Vista and is within walking distance of UCSB. There are no sensitive resources or habitat on-site. The property represents an urban infill redevelopment site.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	21,031 s.f.	N/A
Max. Height of Structure(s)	35 feet	35 feet
Building Coverage (footprint)	8,508 s.f. = 24%	30%
Parking	34 spaces	Article II – 68 spaces State Density Bonus Program – 34 spaces
Bicycle Parking	34 enclosed, 34 unenclosed	34 enclosed, 34 unenclosed
Landscaping	7,140 s.f. = 20%	15% minimum
Number of Dwelling Units	33 units	<ul style="list-style-type: none"> • 16 units under SR-H-20, • 24 units under SR-H-30 • 33 units under State Density Bonus Program (35% bonus)
Bedroom Density	34 bedrooms	<ul style="list-style-type: none"> • 1 bedroom per 1,200 s.f. of lot area = 29 bedrooms • 40 bedrooms under State Density Bonus Program (35% bonus)
Grading	208 cubic yards cut, 261 cubic yards fill	N/A

5.4 Description

The applicant is requesting to amend the land use designation of the property from RES-20 to RES-30 and rezone the property from SR-H-20 to SR-H-30; and to demolish the existing fraternity house and develop a total of 33 new very low income affordable residential apartments and common area facilities, including 26 studio apartments, six one-bedroom apartments, and one two-bedroom apartment for the apartment manager. Common area facilities would include a lobby, meeting rooms, a community room, and a kitchen to provide meeting space and space for training opportunities for the residents of the site. The rezone requires establishment of a new density of 30 units per acre under the existing SR-H zone district in Article II. The project includes a request to add restrictive language to the rezone ordinance to require that for any site rezoned to SR-H-30, all units would be affordable. Total square footage for the project would be 21,031 square feet. The

maximum building height is proposed to be 35 feet. The project would include 34 parking spaces, in conformance with State Density Bonus Program allowances, and 68 bicycle parking spaces. Two oak trees would be removed and replaced. Grading for the project would total approximately 208 cubic yards of cut and 261 cubic yards of fill.

5.5 Background Information

The project site is currently occupied by a fraternity. The fraternity contains 17 bedrooms and is home to 26 residents. In 2009, the site was purchased by the Isla Vista Redevelopment Agency, which is working cooperatively with the Housing Authority of Santa Barbara County to develop the proposed project.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

Environmental review of the project under the California Environmental Quality Act (CEQA) has been adequately discharged pursuant to CEQA Statute Section 21090(b) [Redevelopment Plan Deemed Single Project], as the environmental impact report for a redevelopment plan (IVMP EIR) is a project EIR and all public and private activities or undertaking pursuant to, or in furtherance of a redevelopment plan shall be deemed a single project. The Board of Supervisors certified the IVMP EIR (03-EIR-08) on August 21, 2007, which included and analyzed the intended buildout of Isla Vista's downtown revitalization, including residential buildout of the subject property. The IVMP EIR evaluated the significant environmental effects associated with buildout of the project site at a density of 30 residential units per acre, which is consistent with the density proposed as part of this project before the bonus units are calculated. Additionally, the events specified in CEQA Statutes Section 21166 have not occurred with respect to this project including:

- a) Substantial changes are not proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes will not occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, has not become available.

Therefore, the previous environmental analysis is adequate for this project and no further analysis is required. The EIR can be viewed on the County's website at <http://www.countyofsb.org/ceo/rda.aspx?id=2148> and hard copies are available for review at P&D's Santa Barbara office. Mitigation measures identified in the IVMP EIR to reduce significant environmental effects associated with projects such as the proposed project have been incorporated as conditions of approval for this project where applicable.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p>Local Coastal Plan Policy 2-6: <i>Prior to the issuance of a development permit, the county shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density indicated in the land use plan.</i></p>	<p>Consistent: The project would be served by the Goleta Water District and Goleta Sanitary District. Adequate water and sewer service is available to serve the proposed project. The project would also be served by the County Fire Department and police protection provided by the County Sheriff’s Department. As an infill site within an urban area, there are adequate public services for this project.</p>
<p>Coastal Plan Policy 2-22: <i>To improve the overall appearance and quality of development in the community of Isla Vista, new development shall adhere to the following standards to the maximum extent feasible:</i></p> <p><i>a. Residential units in multiple residential projects shall be designed to maximize living space and reduce overcrowding of units, in recognition of the double occupancy per bedroom and rental patterns that have become characteristic of the community. A standard of 80 square feet of bedroom area per intended occupant shall be implemented.</i></p> <p><i>b. Projects shall be designed to include architectural and aesthetic amenities to improve the overall appearance and quality of development in the community.</i></p> <p>Coastal Plan Policy 4-4: <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p>Consistent: Most of the units are studio units designed for single occupants. The units are sized to provide ample living space and avoid overcrowding of units. The size of the studios range between approximately 300 square feet and 475 square feet and the size of the one-bedroom units range between 450 and 700 square feet. They meet or exceed the recommended 80 square feet per occupant standard.</p> <p>The project has been reviewed by the South County Board of Architectural Review on two occasions (July 15, 2011 and October 7, 2011) and has received favorable comments in terms of the architectural design and layout of the project and its overall aesthetic appearance (see Attachment D).</p> <p>The project would be in conformance with the scale and character of the surrounding community, which is dominated by a mix of student apartment complexes and multi-family housing with varied architectural styles. The project would provide a modern design that would help the community in its revitalization and redevelopment efforts, as envisioned in the Isla Vista Master Plan. The project would not</p>

REQUIREMENT	DISCUSSION
<p>Coastal Act Policy 30251: <i>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.</i></p>	<p>impair or obstruct scenic views to and along the ocean and coastal areas. The site is an infill lot in the middle of an urban area (seven blocks from the coastal bluff). The proposed project is sited and designed appropriately and would not result in the alteration of natural landforms or degrade the visual character of the area. Rather, it would enhance the visual quality of the area by developing a modern and architecturally interesting apartment complex.</p>
<p>Policy LUR-GV-1: <i>Consistent with the Housing Element, the County shall actively encourage the provision of a mix of affordable units on parcels designated for affordable housing, and on other parcels where affordable housing is proposed by private applicants.</i></p>	<p>Consistent: The proposed project is 100% affordable and provides a mix of one bedroom and studio units with the intention of providing housing to as large a population as the site can reasonably accommodate while at the same time providing individual units as is appropriate given the target population.</p>
<p>Policy LUR-GV-3: <i>The County shall encourage the use of appropriate publicly-owned land as potential sites for affordable housing, with a prioritization of units affordable to low-income persons.</i></p>	<p>Consistent: The property is owned by the County Redevelopment Agency (RDA). The property is expected to be owned by the County of Santa Barbara following the pending dissolution of the RDA. Development of a 100% affordable housing project on this parcel is consistent with this policy.</p>
<p>Policy LUR-GV-6: <i>In reviewing an affordable housing or bonus density project proposed for a site without an Affordable Housing Overlay designation, the County shall consider the project's effects on the character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with Pub. Res. Code Section 21085.</i></p>	<p>Consistent: The project site is set in a neighborhood characterized by multi-family and student apartment complexes. As an apartment complex, the project has been sized and designed to be compatible with the character of the neighborhood consistent with this policy.</p>
<p>Coastal Land Use Plan Policy 5-10: <i>Because of Isla Vista's location adjacent to the University of California and the critical need to provide affordable housing opportunities for the student population, which forms the majority of the community's residents, the following requirements shall be met in new residential developments of five units or more:</i></p> <p>a. <i>Twenty-five percent of the total units in the project shall be affordable to persons</i></p>	<p>Consistent: The proposed project is 100% affordable and is therefore consistent with this policy. The project includes a mix of unit sizes, including studio and one-bedroom units to meet the needs of the target population. The project complies with the provisions of the State Density Bonus Program by providing very low income rental units. As a result, the applicant is entitled to up to three incentives or concessions as provided for under the State Density Bonus Program. The applicant has</p>

REQUIREMENT	DISCUSSION												
<p><i>of low or moderate income, depending on the size of the unit as follows:</i></p> <table border="0" data-bbox="224 367 730 619"> <tr> <td></td> <td style="text-align: center;"><i>Maximum Affordable</i></td> </tr> <tr> <td style="text-align: center;"><u>Size of Unit</u></td> <td style="text-align: center;"><u>Sales Price or Rent</u></td> </tr> <tr> <td><i>Studio</i></td> <td style="text-align: center;"><i>Low</i></td> </tr> <tr> <td><i>One-bedroom</i></td> <td style="text-align: center;"><i>Low</i></td> </tr> <tr> <td><i>Two-bedroom</i></td> <td style="text-align: center;"><i>Moderate</i></td> </tr> <tr> <td><i>Three-bedroom</i></td> <td style="text-align: center;"><i>Moderate</i></td> </tr> </table> <p><i>b. Affordable units required pursuant to this policy shall be provided on site and maintained as affordable units for a period of twenty-five years, consistent with Policy 5-5(c). [note that reference to 5.5c obsolete based upon deletion of old Policy 5.5 with the 1993 Housing Element; will be fixed in 1995.]</i></p> <p>Coastal Land Use Plan Policy 5-5: <i>In large residential developments of 20 units or more, housing opportunities representative of all socioeconomic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, and single family detached) to provide for balanced housing opportunities, where feasible.</i></p>		<i>Maximum Affordable</i>	<u>Size of Unit</u>	<u>Sales Price or Rent</u>	<i>Studio</i>	<i>Low</i>	<i>One-bedroom</i>	<i>Low</i>	<i>Two-bedroom</i>	<i>Moderate</i>	<i>Three-bedroom</i>	<i>Moderate</i>	<p>selected to use one of the incentives to modify the standard setbacks that would otherwise apply to this project, as discussed in Section 6.3.</p>
	<i>Maximum Affordable</i>												
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<i>Three-bedroom</i>	<i>Moderate</i>												
<p>Housing Element Policy 1.1: <i>Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the County's rural heritage and supporting each unincorporated community's unique character.</i></p> <p>Housing Element Policy 4.1: <i>Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement. Participate in available Federal and State housing subsidy and assistance</i></p>	<p>Consistent: All of the rental apartment units proposed in this project would be designated as affordable housing targeting extremely low income households, including the homeless and individuals living in substandard housing, consistent with these policies. In addition, the project would be located in close proximity to the commercial core of Isla Vista and UCSB, which is the largest employer on the south coast.</p>												

REQUIREMENT	DISCUSSION
<p><i>programs and use the County's own resources in order to leverage maximum funding for the provision of affordable housing.</i></p>	
<p>Policy CIRC-GV-4: <i>New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between new residential development and adjacent and nearby commercial uses and employment centers.</i></p> <p>Policy CIRC-GV-5: <i>The County shall facilitate the use of the bicycle as an alternate mode of transportation and shall provide adequate, safe bike-routes in the Goleta Area to meet the transportation and recreation needs of Goleta cyclists.</i></p>	<p>Consistent: Isla Vista residents frequently rely on bicycles as their primary mode of transportation and the proposed project would provide bicycle parking areas to facilitate and encourage the use of bicycles by residents within the project site. Two bicycle parking spaces per bedroom for a total of 68 spaces would be provided as part of this project.</p> <p>In addition to bicycle use, the proposed project is located in walking distance to downtown Isla Vista and UCSB, thus making walking a viable form of transportation in Isla Vista for future residents of the project. Moreover, the project is located in close proximity to several bus routes providing service between Isla Vista, UCSB, Goleta and Santa Barbara, which would provide the project residents with an alternative to automobile use.</p>
<p>Coastal Plan Policy 3-19: <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p> <p>DevStd BIO-GV-19.2: <i>Washing of concrete, paint, or other equipment shall be allowed only in areas where polluted water can be contained during construction and in industrial settings.</i></p>	<p>Consistent: The project has been conditioned to treat stormwater before it exits the project site in order to prohibit the discharge of project-related pollutants to nearby watercourses. Treatment would occur through the incorporation of various best management practices that address construction and post-construction activities on the site. The project is required to comply with the County's NPDES General Municipal Storm Water Permit since it is located in an urbanized area and disturbs more than one acre of land and includes more than 25 parking spaces. As a result, the project must prepare a Storm Water Pollution Prevention Plan to treat runoff during construction as well as a Storm Water Quality Management Plan to treat post-construction runoff.</p>
<p>Policy BIO-GV-17: <i>Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid</i></p>	<p>Consistent: There are four oak trees located on site. The project would avoid two of the larger oak trees and remove two of the smaller oak trees, one of which is in poor health. As an</p>

REQUIREMENT	DISCUSSION
<p><i>damage to native oak trees. Regeneration of oak trees shall be encouraged.</i></p>	<p>urban infill site, the project proposes to mitigate for the loss of the one healthy oak tree by planting three new oak trees on site as part of the landscaping plan. Since the oak trees provide limited habitat value given their urban setting, the avoidance of the two trees and replacement of the healthy tree lots is consistent with this policy.</p>
<p>Noise Element Policy 1: <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p> <p>Policy N-GV-1: <i>Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.</i></p>	<p>Consistent: The proposed residential project would not generate long-term noise impacts above surrounding ambient levels and there are no surrounding uses that would expose residents of the project site to significant noise levels inconsistent with these policies. Short-term noise impacts associated with construction (typical of most construction projects) would be addressed through a standard condition of approval restricting noise-generating construction hours.</p>
<p>Policy RRC-GV-2: <i>All new residential development in the Urban area and, where feasible, outside the Urban area shall participate in yard waste collection programs as may be provided by the County of Santa Barbara. Such programs may include yard waste accumulation bins, curbside pickups and backyard composting.</i></p> <p>Policy RRC-GV-3: <i>Recycling bins shall be provided at all construction sites to minimize construction-generated waste which goes to the landfill.</i></p>	<p>Consistent: The project has been conditioned to require recycling during construction. Given the nature of the residential project, which includes apartments without yards, a yard waste collection program would not be necessary. However, landscape maintenance associated with the common areas within the project site would utilize the County's existing yard waste collection program that is currently available in Isla Vista.</p>
<p>Policy WAT-GV-6: <i>In order to minimize water use to the maximum extent possible all new development shall utilize water-conserving landscaping and low-flow irrigation.</i></p>	<p>Consistent: Landscaping proposed for the project would be primarily low water-using plants and ground cover. No turf is proposed as part of this project and irrigation would be composed of low-precipitation spray heads, bubblers and/or drip emitters.</p>
<p>Policy AQ-GV-5: <i>The County shall require the use of techniques designed to conserve energy and minimize pollution.</i></p>	<p>Consistent: The project has been conditioned to ensure consistency with this policy by incorporating energy efficient construction techniques and building materials where feasible.</p>

6.3 Zoning: Article II

6.3.1 Compliance with Article II, Coastal Zoning Ordinance

The project conforms to the zoning requirements for the High Density Student Residential (SR-H) zone district in regards to building height and building coverage. Pursuant to Government Code Section 65915(p), participation in the State Density Bonus Program by providing affordable units on site entitles a developer to a parking ratio of 2 spaces per 2-bedroom units and one space per studio and one-bedroom units. This equates to a total of 34 spaces, which is consistent with what is being proposed as part of the project. In addition, through eligibility under the State Density Bonus Program by providing 33 very low income rental units, the applicant is entitled to up to three incentives or concessions which can include modifications of development standards. The applicant is requesting modifications to its setbacks as its requested incentive, as discussed below.

6.3.2 Requested Modifications

An existing private driveway that runs along the southern property line provides access to a total of five lots, thus constituting a private road. As a result, the project site is considered a corner lot and therefore has front yards on both the southern and eastern property lines. The standard front yard setback is 50 feet from the centerline and 20 feet from the edge of the right-of-way of the street. In the case of the project site, the existing driveway serving the multiple lots is located entirely within the subject lot such that the edge of the right-of-way is 24 feet in from the property line. Adherence to the 20-foot setback requirement from the edge of the right-of-way would render much of the site unusable. Therefore, the current proposal provides a setback of approximately 1.5 feet from the edge of the pavement at its closest point, or 25.5 feet from the edge of the property.

The project also includes a proposed trash enclosure located approximately four feet from the northern property line. The rest of the proposed development is setback 10 feet from the northern property line, consistent with setback requirements.

Pursuant to Government Code section 65915(e)(1), the County is prohibited from applying a development standard that “will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section.” In such instances, an applicant may submit to the County a request for a waiver or reduction of said development standard. The Article II bedroom density standard, as applied to this project, would limit the number of bedrooms associated with this project to 29. Since the project is entitled to a bonus density of 35%, which equates to 33 residential units, the bedroom density standard would have the effect of physically precluding the development since you could not construct a residential project with 33 units but only 29 bedrooms. Thus, the applicant is requesting a waiver of this development standard under the State Density Bonus Program provisions.

6.4 Subdivision/Development Review Committee

The project was reviewed by the Subdivision Development Review Committee on July 7, 2011. Departmental condition letters are included with Attachment B.

6.5 Design Review

The project has been reviewed by the South County Board of Architectural Review and received favorable comments at its two meetings (July 15, 2011 and October 7, 2011). The BAR found that the massing, forms and style of the architecture are appropriate and vibrant, fitting into the revitalization of Isla Vista. A copy of the minutes from the two meetings is included in Attachment D to this staff report.

6.6 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The Board of Supervisors has also adopted ordinances and resolutions that provide for the reduction of certain fees for projects that are determined to be beneficial. Eligible projects located in the South Coast area may receive a reduction in park and recreation fees. Eligible projects located in the Goleta Planning Area may receive a reduction in transportation fees. This project qualifies as a beneficial project and the fees shown in the following table have been adjusted accordingly. Pursuant to the ordinance providing for transportation fee reductions, any reduction or waiver of transportation fees must be accompanied by a finding of availability of substitute funds to assure that the needed transportation improvements can be constructed. Such substitute funds have not been identified in this instance

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

Estimated Goleta Development Plan Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks) Develop. Mitigation	\$7,436/unit – qualifies for 40% credit	\$142,771	Final Inspection
Transportation	\$8,329/unit – no credit for	\$238,041	LUP Issuance

	beneficial project		
Fire			
Countywide (\$0.10/sf)	\$0.10/s.f (sprinklered)	\$2,103	Final Inspection
Goleta Area	\$592/unit	\$18,944	Final Inspection
Library	\$320/unit	\$10,240	Final Inspection
Public Administration	\$1,367/unit	\$43,744	Final Inspection
Sheriff	\$365/unit	\$11,680	Final Inspection

* These calculations incorporate a credit for the existing fraternity house.

7.0 APPEALS PROCEDURE

Comprehensive Plan amendments and Ordinance Amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

A Zoning Map Amendment recommended for approval is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval (DVP) with attached Departmental letters
- C. Coastal Development Permit, 11CDP-00000-00041
- D. BAR Meeting Minutes, July 15, 2011 and October 7, 2011
- E. PC Transmittal Resolution to the Board of Supervisors
- F. Site Plan
- G. Isla Vista Master Plan EIR – available for review at P&D’s office and download at <http://www.countyofsb.org/ceo/rda.aspx?id=2148>

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

Environmental review of the proposed project was undertaken and addressed within the Isla Vista Master Plan EIR, a program and project EIR. The project comprises a multi-unit residential urban infill development with 33 rental units, consistent with the amount of development that was considered and evaluated in the Isla Vista Master Plan EIR for this site based on the proposed zoning. Therefore, the Planning Commission finds that the previously certified EIR prepared for the Isla Vista Master Plan (03-EIR-08) is adequate environmental review for this project pursuant to CEQA Statute Section 21090(b) [Redevelopment Plan Deemed Single Project]. Additionally, pursuant to CEQA Statutes Section 21166, there are no substantial changes proposed in the project or with respect to the circumstances under which the project is being undertaken which would require major revisions to the EIR and no new information, which was not known and could not have been known at the time the original EIR was certified as complete has become available. Therefore, no subsequent environmental review is necessary for the proposed project. Mitigation measures identified in the IVMP EIR to reduce significant environmental effects associated with buildout of the community have been incorporated as conditions of approval for this project where applicable.

2.0 ADMINISTRATIVE FINDINGS

2.1 AMENDMENT TO ARTICLE II, LCP TEXT OR ZONING MAP AMENDMENT (REZONE) FINDINGS

Findings required for all Amendments to the Article II Zoning Ordinance, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35-180.6 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Amendment to the Article II Zoning Ordinance, the Local Coastal Program or the County Zoning Map the review authority shall first make all of the following findings:

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

The project provides a significant benefit to the community by providing affordable housing and job and life skills training to individuals who are either homeless or who are living in substandard housing. As such, the project is in the interests of the general community welfare.

2. The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and this Article.

The project entails development of a multi-unit affordable housing complex. The project includes a request to amend the land use designation and zone district on the property from RES-20 and SR-H-20 to RES-30 and SR-H-30, respectively. As discussed in Section 6.2 and 6.3 of the staff report dated January 13, 2012, herein incorporated by reference, with approval of the requested amendments, the project is consistent with the Comprehensive Plan, the Coastal Land Use Plan, and the requirements of the Article II Coastal Zoning Ordinance.

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

The project site is identified in the Isla Vista Master Plan (IVMP) for a rezone to MR-30 (Mixed Residential, 30 units per acre). Approval of the IVMP by the Board was the culmination of several years of local planning efforts and community involvement. The IVMP represents the community's and decision makers' goals and objectives for future development and redevelopment of the Isla Vista community. The residential density of the proposed project is

consistent with what is envisioned for the subject parcel in the IVMP. Further, affordable housing projects are consistent with goals of the County Housing Element and Coastal Land Use Plan. The project provides much needed housing for an underserved segment of the population. As such, the project is consistent with good zoning and planning practices.

2.2 GENERAL PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a general plan amendment to be in the public interest.

The project site is surrounded by residential uses, including multi-family and student apartment complexes and a retirement home. The project site with its close proximity to the commercial core of Isla Vista and UCSB provides an opportunity for redevelopment of the site to serve a larger population. The project provides a significant benefit to the community by providing affordable housing and job and life skills training to individuals who are either homeless or who are living in substandard housing. The project site is identified in the Isla Vista Master Plan (IVMP) for a rezone to MR-30 (Mixed Residential, 30 units per acre). The residential density of the proposed project is consistent with what is envisioned for the subject parcel in the IVMP. Further, affordable housing projects are consistent with goals of the County Housing Element and Coastal Land Use Plan. The project provides much needed housing for an underserved segment of the population. As such, the general plan amendment to increase the density on the site is in the public interest.

2.3 DEVELOPMENT PLAN FINDINGS

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

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

The site is 0.82 acres in size and is flat and regularly shaped. The project site is adequate in size, shape, location and characteristics to accommodate the 33 residential units. The proposed density is consistent with that which is envisioned in the Isla Vista Master Plan. The site provides the minimum necessary parking for its residents pursuant to the State Density Bonus Program required parking ratios. The proposed complex is consistent with the height, landscaping, and building coverage requirements for the zone district. It is located in an urban area in close proximity to urban services and the commercial district. As such, it is well suited for the level and type of development proposed.

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

Adverse impacts associated with the project have been mitigated to the maximum extent feasible through the incorporation of mitigation measures identified in the Isla Vista Master Plan EIR as conditions of approval. As discussed in the traffic and circulation section of the previously adopted Isla Vista Master Plan EIR (August 21, 2007), herein incorporated by reference, the street system surrounding the project site includes roadway segments and intersections currently operating at less-than-acceptable levels-of-service (LOS D or worse). The future buildout of the Isla Vista area, as described in the IV Master Plan, including buildout of the proposed project, would exacerbate these conditions and result in significant impacts. Several roadway and intersection improvements in the vicinity of the project site have been identified that would help to ameliorate these conditions and the

proposed project would provide its fair share financial contribution towards their construction through the payment of development impact mitigation fees. Moreover, as a 100% affordable housing project targeting renters who are either homeless or who live in substandard housing, most of the residents of the project are not expected to own vehicles. Given the proximity of the project to downtown Isla Vista and the widespread use of bicycles as the primary mode of transportation for Isla Vista residents, daily vehicle use is expected to be less than what would otherwise be typical for a project of this size.

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

As discussed in the traffic and circulation section of the previously adopted Isla Vista Master Plan EIR (August 21, 2007), herein incorporated by reference, the street system surrounding the project site includes roadway segments and intersections currently operating at less-than-acceptable levels-of-service (LOS D or worse). The future buildout of the Isla Vista area, as described in the IV Master Plan, including buildout of the proposed project, would exacerbate these conditions. As a 100% affordable housing project targeting renters who are either homeless or who live in substandard housing, most of the residents of the project are not expected to own vehicles. Given the proximity of the project to downtown Isla Vista and the widespread use of bicycles as the primary mode of transportation for Isla Vista residents, daily vehicle use is expected to be less than what would otherwise be typical for a project of this size. This would help to lessen the vehicular use of the area street network by residents of the project. Additionally, signalized intersections recently completed with the El Colegio Road Expansion Project (Case No. 07DVP-00000-00008) have improved traffic circulation throughout the Isla Vista area. Therefore, surrounding streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use and this finding can be made.

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

The project is in the middle of Isla Vista, an urban community with adequate public services. The project is adequately served by the County Fire Department, County Sheriff's Office, Goleta Water District, and Goleta Sanitation District. Access into the site meets County Fire Department standards.

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

The proposed residential project is compatible with the surrounding neighborhood, which is primarily characterized by multi-family housing and student apartments. The project would provide a pleasant living area for Isla Vista residents within walking distance to the commercial district of downtown Isla Vista. As such, vehicular traffic would be minimal and overall use of the site would be consistent with surrounding uses and development. By providing housing to the homeless and those living in substandard housing conditions, the project would enhance the general welfare of the neighborhood by getting people off of the streets and providing job and life skills training. In addition, there would be an on-site residential manager to provide necessary management of the residents and the day-to-day activities within the complex. Overall, the project would not be detrimental to the health, safety, comfort, convenience, or general welfare of the surrounding community.

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

As discussed in Sections 6.2 and 6.3 of the staff report dated January 13, 2012, herein incorporated by reference, the project is consistent with applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and provisions of Article II. By providing affordable housing on-site, the project is entitled to a density bonus under the State Density Bonus Program, as is provided for under Article II. By constructing 100% of the units as affordable, the applicant is entitled to three incentives under the provisions of the State Density Bonus Program, which can include modifications to development standards. As discussed in Section 6.3 of the staff report, the applicant has requested a setback modification as one of the authorized incentives, consistent with the provisions of Section 35-144C.4 of Article II.

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

The project is located in an urban area and therefore this finding is not applicable.

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

The project site does not contain any easements required for public access through or public use of the site. Therefore this finding can be made.

2.4 STATE DENSITY BONUS PROGRAM

Pursuant to Government Code Section 65915(e)(1), an applicant may submit to the County a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section.

Pursuant to Government Code section 65915(e)(1), the County is prohibited from applying a development standard that “will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section.” The Article II bedroom density standard, as applied to this project, would limit the number of bedrooms associated with this project to 29. Since the project is entitled to a bonus density of 35%, which equates to 33 residential units, the bedroom density standard would have the effect of physically precluding the development since you could not construct a residential project with 33 units but only 29 bedrooms. Therefore, granting of this waiver is appropriate in order to facilitate construction of the project consistent with the provisions of the State Density Bonus Program.

2.5 COASTAL DEVELOPMENT PERMIT FINDINGS

A. Finding required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.

The project is located in the middle of Isla Vista, an urban community with adequate public services. The project is adequately served by the County Fire Department, County Sheriff's Office, Goleta Water District, and Goleta Sanitation District. Access into the site meets County Fire Department standards.

B. Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission. In compliance with Section 35-169.5.3 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission the review authority shall first make all of the following findings:

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

As discussed in Sections 6.2 and 6.3 of the staff report dated January 13, 2012, hereby incorporated by reference, the proposed project would be consistent with the applicable provisions of Article II and the policies contained within Comprehensive Plan including the Coastal Land Use Plan. The applicant is requesting a modification to the secondary front yard setback and side yard setback as is permitted under Article II by providing affordable units on-site in compliance with the State Density Bonus Program.

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

For the purposes of this finding, the legality of the subject lot has been established through past permitting of development.

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

The subject property and existing development is in compliance with all applicable laws, rules, and regulations of Article II. Therefore, this finding can be made.

- 4. The proposed development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.**

The project site is located approximately seven blocks from the coast and there are no public views to or along the coast from the project site that would be obstructed by the development project.

- 5. The proposed development will be compatible with the established physical scale of the area.**

The development would conform to the height and building coverage limits established for the SR-H zone district. The apartment complex would be compatible with the physical scale of the area, which is similarly built up with predominantly multi-unit residential apartment complexes.

- 6. The proposed development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.**

There are no public access or recreation policies of Article II and the Comprehensive Plan, including the Coastal Land Use Plan, which are applicable to the project site and the proposed development.

ATTACHMENT B: CONDITIONS OF APPROVAL

1. This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit #1, dated February 1, 2012, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The applicant is requesting to amend the land use designation of the property from RES-20 to RES-30 and rezone the property from SR-H-20 to SR-H-30; and to demolish the existing fraternity house and develop a total of 33 new affordable residential apartments and common area facilities, including 26 studio apartments, six one-bedroom apartments, and one two-bedroom apartment for the apartment manager. Common area facilities would include a lobby, meeting rooms, a community room, and a kitchen to provide meeting space and space for training opportunities for the residents of the site. The rezone requires establishment of a new density of 30 units per acre under the existing SR-H zone district in Article II. The project includes a request to add restrictive language to the rezone ordinance to require that for any site rezoned to SR-H-30, all units would be affordable. Total square footage for the project would be 21,031 square feet. The maximum building height is proposed to be 35 feet. The project would include 34 parking spaces, in conformance with State Density Bonus Program allowances, and 68 bicycle parking spaces. Two oak trees would be removed and replaced. Grading for the project would total approximately 208 cubic yards of cut and 261 cubic yards of fill.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of 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 hereto. 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.

ISLA VISTA MASTER PLAN EIR MITIGATION MEASURES

The conditions under this section were developed as part of the Isla Vista Master Plan EIR for the downtown area. Because these conditions were drafted as mitigation measures, plan requirements/timing and monitoring provisions have been added to transform them into project specific conditions. Mitigation measures that did not directly apply to the proposed project were removed for clarity.

2. **Mitigation AES-4.1:** Construction and/or employee trash shall be prevented from blowing offsite. **Plan Requirements/Timing:** Covered receptacles shall be provided onsite prior to commencement of grading or construction activities. The applicant or their designee shall retain a clean-up crew to ensure that trash and all excess construction debris is collected daily and placed in provided receptacles throughout construction. **Monitoring:** Permit Compliance shall respond to complaints.

3. **Mitigation AIR-1:** Dust generated by project construction shall be kept to a minimum by following the dust control measures listed below:
- a. Water trucks or sprinkler systems shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, such areas shall be watered down in the late morning and after completion of work at the end of the day. The frequency of watering shall be increased when wind speeds exceed 15 miles per hour if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended. Reclaimed water shall be used whenever possible.
 - b. Vehicle speeds on the construction site shall be limited to 15 miles per hours or less.
 - c. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
 - d. Trucks transporting fill material/soil to and from the site shall be tarped from the point of origin. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
 - e. After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. A person or persons shall be designated by the contractor or builder to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may not be in progress. The contractor shall provide the name and telephone number of such person to the APCD and the County prior to approval of any land use clearance for any project grading or construction activities.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition requirements shall be adhered to throughout all grading and construction periods. **Monitoring:** Permit Compliance shall ensure measures are on plans. P&D Grading and Permit Compliance staff shall spot check and ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

4. **Mitigation Measure AIR-3.1:** The following energy conservation measures shall be incorporated into project building plans unless the applicant proves that incorporation of a specific measure is infeasible:
- Will meet the California Title 24 Energy Code or exceed for all relevant applications.
 - Heat transfer modules shall be installed in all furnaces.
 - Installation of solar panels for water heating systems for residential and other facilities where feasible.
 - Passive solar cooling/heating design elements shall be included in building designs where feasible.
 - New development must include design elements that maximize the use of natural lighting where feasible.
 - New development must include provisions of the installation of energy efficient appliances and lighting.
5. **Mitigation AIR-3.2:** To reduce daily ROG, NO_x and PM₁₀ emissions during winter days from combined project sources, only advanced combustion or natural gas fireplaces shall be allowed. **Plan Requirements/Timing:** This condition shall be printed on all building plans. **Monitoring:** P&D plan check staff shall check plans prior to issuance of Building Permits.
6. **Mitigation CH-1.1:** In the event archeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archeologist and

Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archeological Guidelines and funded by the applicant. This mitigation measure will prevent the destruction of unknown, buried archeological resources during grading activities. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. P&D shall check plans prior to approval of Land Use Permits. **Monitoring:** Permit Compliance staff shall spot check in the field.

7. **Mitigation HAZ-1.3:** If previously unknown soil and/or groundwater contamination is found to exist onsite during excavation and/or as a result of any assessment, work is to cease immediately in the impacted area and a workplan to determine the lateral and vertical extent of the contamination shall be submitted to FPD and a site remediation plan shall be submitted to the FPD or the RWQCB for review and approval. **Plan Requirements/Timing:** Construction contingency plans and a Site Health and Safety Plan shall be prepared as necessary. The APCD shall be contacted to determine the permitting requirements. This requirement shall be noted on all grading and building plans. **Monitoring:** Permit Compliance personnel shall perform periodic inspections.
8. **Mitigation HAZ-2.1:** Prior to remodeling/demolition activities of a residential building with less than four units or an institutional, industrial, or commercial building involving pre-1979 structures, the applicant shall determine whether the structure(s) proposed for demolition contains asbestos that is friable (i.e. brittle) during demolition or disposal. If the structure does contain friable asbestos, a contractor who is state-certified for asbestos removal shall remove the asbestos. **Plan Requirements/Timing:** Prior to demolition, the applicant shall obtain departmental sign-off from the Santa Barbara County Air Pollution Control District. **Monitoring:** P&D shall confirm sign-off from APCD prior to issuing demolition permit and shall spot-check in the field to confirm compliance.
9. **Mitigation HAZ-2.2:** Prior to demolition activities, an APCD Asbestos Demolition and Renovation Compliance Checklist shall be completed and a certified asbestos consultant shall conduct asbestos sampling and develop a plan for removal, as deemed necessary by the APCD and County Fire. Depending upon the amount and type of asbestos and the type of project, advanced notification to the APCD may required before asbestos is disturbed and/or removed. As determined necessary by APCD, notification requirements may also include notifying local residents and occupants of buildings where asbestos work is being done. **Plan Requirements/Timing:** Prior to demolition, the applicant shall obtain departmental sign-off from the Santa Barbara County Air Pollution Control District. **Monitoring:** P&D shall confirm sign-off from APCD prior to issuing demolition permit and shall spot-check in the field to confirm compliance.
10. **Mitigation HAZ-3.1:** Potential exposure of construction workers to LBP shall be minimized through disclosure of the potential presence of LBP for demolition and renovation of structures that were constructed prior to 1979. **Plan Requirements/Timing:** Prior to any demolition of any painted surfaces, a LBP survey shall be conducted by the applicant to determine the level of risk posed to construction workers, building occupants, business owners and their employees from exposure to the paints present. Results of the LBP survey shall be documented with the applicable County agencies. Any recommendations made in that survey related to the paints present at the project site shall be implemented prior to the demolition or renovation of the painted surfaces. **Monitoring:** P&D shall confirm compliance with this condition prior to issuing Demolition permits. P&D Building Inspectors shall site inspect to confirm compliance during demolition activities.

11. **Mitigation HAZ-3.2:** If a determination is made that LBP is present in a building slated for demolition or renovation, the applicant shall implement a LBP abatement plan, which shall include the following components:

1. A site Health and Safety Plan, as needed.
2. Containment of all work areas to prohibit off-site migration of paint chip debris.
3. Removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities per the survey recommendations.

Plan Requirements/Timing: Prior to the issuance of a demolition permit, the LBP abatement plan shall be prepared by a consulting firm certified in LBP removal and documented with the applicable County agencies (APCD). Undergoing this process will limit unnecessary exposure to construction workers and occupants present at the project site.
Monitoring: P&D shall confirm compliance with this condition prior to issuing Demolition permits. P&D Building Inspectors shall site inspect to confirm compliance during demolition activities.

12. **Mitigation HYD-1:** At a minimum, the following BMPs designed to reduce or eliminate construction site pollutants shall be incorporated into all project plans as a condition of approval and be implemented during construction:

Construction Site Planning BMPs, including but not limited to:

- a) only the minimum amount of vegetation necessary for construction shall be removed.
- b) the clearing limits, setbacks, protected habitat areas, trees, drainage courses, and buffer zones shall be delineated on plans and in the field to prevent excessive or unnecessary soil disturbance and exposure.
- c) excavation and grading shall be avoided during the rainy season.
- d) grading operations shall be phased to reduce the extent of disturbed areas and length of exposure.
- e) concrete, asphalt, and seal coat shall be applied during dry weather only; storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.

BMPs to Minimize Soil Movement, including but not limited to:

- a) exposed stockpiles of soil and other erosive materials shall be covered during the rainy season.
- b) soil stabilizers shall be employed, as appropriate.
- c) disturbed soils shall be restored and revegetated as soon as practicable.
- d) sediment and construction materials shall be dry-swept from finished streets the same day they are deposited.
- e) tire wash stations, gravel beds, and/or rumble plates will be installed at site entrance and exit points to prevent sediment from being tracked onto adjacent roadways.
- f) any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
- g) site runoff control structures, such as earth berms, gravel bags, silt fences, drainage swales, and ditches that reduce erosion and convey surface runoff during construction into temporary or permanent sediment detention basins shall be installed and made operational in the initial phase of construction, as necessary.

Good Housekeeping BMPs, including but not limited to the following requirements:

- a) all storm drains, drainage patterns, and creeks located near the construction site prior to construction shall be identified to ensure that all subcontractors know their location to prevent pollutants from entering them.

- b) storm drain inlets shall be protected from sediment-laden waters for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
- c) all leaks, spills, drips shall be immediately cleaned up and disposed of properly.
- d) one or more emergency spill containment kits shall be placed on-site in easily visible locations and personnel will be trained in proper use and disposal methods.
- e) vehicles and heavy equipment shall be refueled and serviced in one designated site located at least 500 feet from creeks and drainage swales; vehicles and heavy equipment that are leaking fuel, oil, hydraulic fluid or other pollutants shall be immediately contained and either repaired immediately or removed from the site.
- f) temporary storage of construction equipment shall be limited to a 50- x 50-foot area and shall be located at least 100 feet from any water bodies.
- g) trash cans shall be placed liberally around the site and properly maintained.
- h) dry clean-up methods shall be used whenever possible.
- i) construction material and waste management practices shall be identified, including temporary borrow and waste disposal areas, temporary debris and garbage disposal, and chemical/fuel storage areas.
- j) washing of concrete trucks, paint, equipment, or similar activities shall be at least 100 feet from any storm drain, water body or sensitive biological resources and shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site; wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands.
- k) all subcontractors and laborers shall be educated about proper site maintenance and storm water pollution control measures through periodic "tailgate" meetings.

Plan Requirements: An erosion and sediment control plan which includes at a minimum the BMPs listed above, shall be submitted to and approved by P&D and Flood Control prior to approval of Land Use Permits. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of grading/construction. **Monitoring:** Permit Compliance staff shall perform site inspections throughout the construction phase.

13. **Mitigation DT-HYD-1:** Preliminary drainage plans shall be submitted to the County Public Works Department for review to determine if site runoff would impact storm drain capacity and whether BMP's to retain or detain runoff onsite would be required. **Plan Requirements:** A drainage study shall be submitted to and approved by P&D and Flood Control prior to approval of Land Use Permits. The study shall provide detailed calculations of expected site runoff for flood events as determined by Flood Control and the capacity of storm drains downstream of the site. **Timing:** Any on-site or off-site improvements to drainage infrastructure recommended in the plan shall be installed prior to occupancy clearance of the first residential/commercial unit. **Monitoring:** Permit Compliance/Flood Control staff shall ensure implementation of the study's recommendations prior to occupancy clearance.
14. **Mitigation NSE-1:** Construction activity and equipment maintenance shall be limited to non-holiday weekdays between the hours of 8 AM and 5 PM only. Non-noise generating construction activities, such as interior painting, are not subject to these restrictions. **Plan Requirements:** Three (3) signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Permit Compliance respond to complaints.
15. **Mitigation NSE-2:** Construction equipment that generates noise exceeding 65 dBA at the nearest sensitive receptors shall be located the maximum feasible distance from nearby

sensitive uses and shall be shielded with noise attenuation barriers or muffling devices to reduce to 65 dBA. **Monitoring:** Permit Compliance respond to complaints.

16. **Mitigation NSE-3:** The project applicant shall provide a construction schedule to adjacent property owners at least seven days in advance of construction activities. **Plan Requirements:** A draft of the notice shall be submitted to and approved by P&D prior to issuance of Land Use Permits. **Timing:** The notice shall be sent to adjacent property owners prior to the commencement of grading/construction. **Monitoring:** Evidence of mailed notices shall be provided to P&D prior to demolition permit issuance.

17. **Mitigation DT-SW-1:** Future and existing development (private and public) shall develop and implement a Solid Waste Program. The program shall include, but not be limited to, the following measures (as applicable to land use types):

- Implementation of a residential and parkland green waste source reduction program. The program shall include, but not be limited to, the creation of lot or common composting areas, and the use of mulching mowers for all common open space lawns.
- Provision of a designated space or bins for storage of recyclable materials including office paper, cardboard, and beverage containers at residential, commercial, industrial, and public recreational areas.

Plan Requirements: The Solid Waste Program plan shall be submitted to and approved by P&D and Public Works prior to issuance of Land Use Permits. **Timing:** The plan shall be implemented for the life of the project. **Monitoring:** Permit Compliance staff shall confirm implementation prior to occupancy granted to the first residential or commercial unit.

PROJECT SPECIFIC CONDITIONS

18. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping of common open areas) shall be compatible with vicinity development.

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

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

19. **Aest-02 Trash Storage Area.** A trash storage area shall be installed which is architecturally compatible with the project design. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate. All trash bins shall be covered. The trash storage area shall be maintained in good repair.

PLAN REQUIREMENT: Location and design of trash storage area shall be denoted on project plans.

TIMING: Trash storage area shall be installed prior to Final Building Inspection Clearance.

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

20. **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 or are on motion sensors.

PLAN REQUIREMENTS: The Owner/Applicant shall depict the locations and height of all exterior lighting fixtures on the plans submitted to BAR for review and approval.

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

MONITORING: P&D compliance monitoring staff and BAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

21. No signs of any type are approved with this permit action unless otherwise specified. All signs require a separate Coastal Development Permit and Board of Architectural Review approval and shall comply with the Santa Barbara County Code Chapter 35, Article I (Sign Regulations).

22. **Bio-01b Tree Protection Plan – Construction Component.** The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect the existing oak trees proposed to remain on-site during construction. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

1. Fencing of all trees to be protected at least six feet outside the dripline if feasible with chain-link (or other material satisfactory to P&D) fencing at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
2. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
3. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
4. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
5. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - a. Any trenching required within the dripline or sensitive root zone of any specimen.
 - b. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - c. Tree removal and trimming.
6. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.
7. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

TIMING: The Owner/Applicant shall comply with this measure prior to Land Use Permit approval. Plan components shall be included on all plans prior to the issuance of Grading and Building permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

23. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way to the extent feasible. In the event on-site parking and staging is infeasible, the developer shall identify an off-site area subject to review and approval by P&D. 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 Land Use Permit approval.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to Land Use Permit issuance. 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 redistribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

24. **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 to the extent feasible.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use, Grading, and Building permits.

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

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

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

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use, Grading, and Building permits.

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

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

26. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). Label shall be in both English and Spanish.

PLAN REQUIREMENTS: Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of Land Use Permit and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of Land Use Permit and grading permits.

TIMING: Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

MONITORING: P&D building staff shall site inspect prior to Final Building Inspection Clearance.

27. **NPDES-23 SWQMP-Operation.** The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:

1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;
2. Potential pollutant sources that may affect the quality of the storm water discharges;
3. Design and placement of structural and non-structural BMPs to address identified pollutants;
4. Inspection and maintenance program;
5. Method for ensuring maintenance of all BMPs over the life of the project.

PLAN REQUIREMENTS: The Owner/Applicant shall (1) submit the SWQMP to P&D for review and approval prior to approval of Land Use Permit; and (2) include design and field components on land use, grading and building plans as applicable.

TIMING: SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance. The owner shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D compliance monitoring staff upon request. The Owner/Applicant shall record a buyer notification prior to Land Use Permit issuance that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above.

MONITORING: The Owner/Applicant shall demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records upon request.

28. **NPDES-26 NPDES-Trash Container Req.** To meet NPDES requirements, all trash container areas must (1) divert drainage from adjoining paved areas, and (2) be protected and regularly maintained to prevent off-site transport of trash.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these trash container area requirements into project design and depict on plans, including detail plans as needed.

TIMING: P&D planners shall ensure plan compliance prior to approval of Land Use Permit. The Owner shall maintain these requirements for the life of the project.

MONITORING: The Owner/Applicant shall demonstrate to compliance monitoring staff that the trash enclosure was constructed consistent with NPDES requirements prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public Works-Water Resources Division staff will periodically inspect thereafter to ensure proper maintenance. The Owner shall make the site available to P&D for periodic inspections of the trash areas for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

29. **Project Changes:** No permits for development, including grading, shall be issued except in conformance with the approved Final Development Plan marked County Planning Commission Exhibit #1 dated February 1, 2012. The size, shape, arrangement, use, and location of interior spaces, walkways, parking areas, and provisions for parking as detailed in the project description, shall be developed in conformity with the approved development plan. Any changes made to the project that would reduce the number of physical parking spaces shall be reviewed and approved by the County Planning Commission at a regularly noticed public hearing.
30. **Right of Way Encroachments:** Prior to the issuance of a Land Use Permit, the applicant shall obtain any necessary encroachment permits and/or lease agreements for use of the public right-of-way from the Public Works Department.
31. **Hous-03 Rental Density Bonus Projects.** The Owner/Applicant shall provide 33 very low income dwelling units (100% of project units) available for rent at prices affordable to households earning 50% of Area Median Income (AMI) consistent with the provisions of Government Code § 65915-65918 (Density Bonus). The units shall remain affordable under these requirements for a period of not less than 55 years.
PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record an Agreement to Provide Affordable Housing, which shall include a model Restrictive Covenant and Preemptive Right. The agreement and covenant shall be based on the County's model documents, as they may be amended from time to time and subject to review and approval by P&D, County Housing and Community Development, and County Counsel.
TIMING: The Agreement shall be entered into and recorded prior to Land Use Permit issuance. P&D processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to Land Use Permit issuance.

DEVELOPMENT PLAN CONDITIONS

32. **Rules-01 Effective Date-Not Appealable to CCC.** This Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [Article II §35-169.4].
33. **Rules-04 Additional Approvals Required.** Approval of this Development Plan is subject to the California Coastal Commission certifying the required Rezoning and Coastal Plan Amendment.
34. **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.
35. **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. The total Library DIMF amount is assessed at \$10,240. This is based on a project type of 32 net new residential apartments and a project size of 21,031 square feet.

TIMING: Library DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

36. **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. The total Public Administration DIMF amount is assessed at \$43,744. This is based on a project type of 32 net new residential apartments and a project size of 21,031 square feet.

TIMING: Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

37. **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. The total County Sheriff DIMF amount is assessed at \$11,680. This is based on a project type of 32 net new residential apartments and a project size of 21,031 square feet.

TIMING: County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

38. **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. The total Fire DIMF amount assessed is \$21,047. This is based on a project type of 32 net new residential apartments and a project size of 21,031 square feet.

TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

39. **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. The total Parks DIMF amount is assessed at \$142,771. This is based on a project type of 32 net new residential apartments and a project size of 21,031 square feet.

TIMING: Parks DIMFs shall be paid to the County Parks Department prior to final Building Inspection and shall be based on the fee schedules in effect when paid.

40. **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. The total DIMF amount for Transportation is assessed at \$238,041. This is based on a project type of 33 new residential apartments and a project size of 21,031 square feet, with a credit granted for the existing fraternity house.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Land Use Permit issuance and shall be based on the fee schedules in effect when paid.

41. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 1. Flood Control Water Agency dated July 7, 2011
 2. Air Pollution Control District dated July 11, 2011;
 3. Fire Department dated July 15, 2011;
 4. Project Clean Water dated July 29, 2011
 5. Parks Department dated January 10, 2012;
 6. Transportation Division dated January 6, 2012.

42. **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:
 1. 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;
 2. Pay fees prior to approval of Land Use Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including 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;
 3. 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 applicable mitigation measures from the 03-EIR-08 Environmental Impact Report";
 4. 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.

43. **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 #1, dated February 1, 2012.

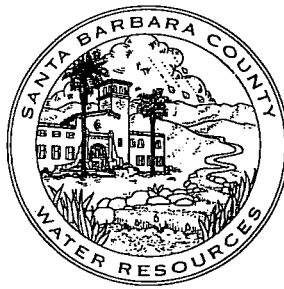
44. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

45. **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.

46. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

47. Rules-34 Legal Challenge. In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.



Santa Barbara County Public Works Department
Flood Control & Water Agency

July 7, 2011

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

RECEIVED

JUL 08 2011

S.B. COUNTY
PLANNING & DEVELOPMENT

Re: **11DVP-00000-00004; S.B. County Housing Authority New Affordable Housing
APN: 075-020-005; Goleta**

Dear Mr. Tuttle:

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

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated February 2010 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/StdConditionsFeb2010.pdf>).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

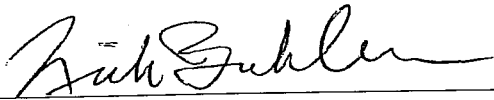
2. Prior to Issuance of Development Permits

- a. The applicant shall submit all improvement plans, grading and drainage plans, drainage studies, and landscape plans to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. If necessary, a detention basin or other onsite mitigation is required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.
- 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.
- e. The applicant shall acquire and supply proof of drainage easements for any off-site drainage conveyances.
- f. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).

- g. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - h. The applicant shall submit to the District electronic drawings in PDF format of the approved improvement plans, grading and drainage plans, drainage studies, and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION
DISTRICT

By: 

Nick Bruckbauer
Development Review Engineer

Cc: John Polanskey, 815 W. Ocean Ave., Lompoc, CA 93436
Thom Jess, 1540 Marsh St. #150, San Luis Obispo, CA 93401
Ashley & Vance Eng., 860 Walnut St. #C, San Luis Obispo, CA 93401



Santa Barbara County
Air Pollution Control District

July 11, 2011

Alex Tuttle
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED
JUL 12 2011
S.B. COUNTY
PLANNING & DEVELOPMENT
RECEIVED
JUL 12 2011
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: **APCD Comments on County Housing Authority New Affordable Housing
11DVP-00000-00004**

Dear Mr. Tuttle:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of demolition of the existing fraternity building and construction of a three-story residential apartment building containing 38 affordable rental units. The 23,647 square foot apartment building will include a leasing office, laundry rooms, community meeting rooms, and covered bicycle parking. Also proposed are associated paved parking areas and landscaping. Grading for the project consists of 208 cubic yards of cut and 261 cubic yards of fill, with 53 cubic yards of import. The subject property, a 0.8-acre parcel zoned SR-H-20 and identified in the Assessor Parcel Map Book as APN 075-020-005, is located at 761 Camino Pescadero in the unincorporated community of Isla Vista.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. 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 ozone precursors and fine particulate emissions from diesel exhaust.
4. The Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at www.sbapcd.org/eng/dl/dl08.htm) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing

Terence E. Dressler • Air Pollution Control Officer

July 11, 2011

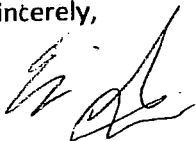
Page 2

asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at www.sbcapcd.org/biz/asbestos.htm or contact APCD's Engineering and Compliance Division at (805) 961-8800.

5. 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)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
6. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Thom Jess
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

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



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, 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.
- 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.

The following measures are recommended:

- 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.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- 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.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

RECEIVED

JUL 15 2011

S.B. COUNTY
PLANNING & DEVELOPMENT



Memorandum

DATE: July 15, 2011

TO: Alex Tuttle
Planning and Development
Santa Barbara

FROM: Dwight Pepin, Captain
Fire Department

*PJP
BH
MKB*

SUBJECT: APN: 075-020-005; Permit 11DVP-00004
Site: 761 Camino Pescadero, Goleta
Project: Demo Existing Fraternity House;
Build New 38 Unit Affordable Housing Development

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. A Fire Protection Certificate will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO CONSTRUCTION OF STRUCTURE THE FOLLOWING CONDITIONS MUST BE MET

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structure and any existing structures on this property.
 4. All access ways (public and private, road and driveways) shall be installed and made serviceable.
 - Access plans shall be approved by the fire department prior to any work being undertaken.
 - Driveway shall have a minimum width of 24 feet.
 - Access to this building shall comply with Appendix D, Section 105 of the 2010 California Fire Code as adopted by Chapter 15 of the County Code.
- Signs indicating "Fire Lane - No Parking" shall be placed every 150 feet or as required by the fire department. Refer to Appendix D of the 2007 California Fire Code Section D 103.6.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

6. An interior automatic fire sprinkler system shall be installed. Plans shall be approved by the fire department prior to installation.
7. Portable fire extinguishers are required. Plans shall be approved by the fire department prior to installation.
8. A Recorded addresses are required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.
9. Building address numbers shall be posted as required by fire department.
10. A Knox Box entry system shall be installed. Plans shall be approved by the fire department prior to installation.
11. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems
- Goleta Fees

ADVISORY

12. Applicable fire department development standards will apply at time of Fire Protection Certificate Application submittal for construction.

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

As always, if you have any questions or require further information, please call 805-681-5523 or 805-681-5500.

BH:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110



County of Santa Barbara Public Works Department
Project Clean Water

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



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

July 29, 2011

Alex Tuttle
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara CA 93101

RECEIVED
AUG 02 2011
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: 11DVP-00000-00004 761 Camino Pescadero – SB Housing Authority New AFF
APNs 075-020-005

Dear Mr. Tuttle,

The above referenced project is subject to the County of Santa Barbara’s Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project there are more than 10 residential units, and/or will provide more than 25 parking stalls and/or greater than 5,000 square feet of parking area exposed to rain water. See attached Standard Conditions.

The following provisions apply to this application:

1. For application completeness, the applicant must submit additional information identifying how runoff is treated for the design storm using acceptable BMP measures. The information must show the tributary areas that generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume, as appropriate per BMP, and verify that adequate space is available and reserved for these measures.

For a description of the level of detail needed for application completeness, please see <http://www.sbprojectcleanwater.org/development.aspx?id=76>

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever comes first, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan or its equivalent that includes relevant details on the location and function of treatment control BMPs.

At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces and their drainage (treatment) areas,
- b. Demonstrate how the treatment areas comply with the conditions by treating runoff from the design storm, and
- c. Include a long-term maintenance plan appropriate for the proposed facilities.

Note that where parking is composed of properly designed pervious material, rain water falling onto that surface will be considered self-treating.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits, whichever comes first, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. A maintenance plan agreement with the County of Santa Barbara will be signed and notarized by the property owner.

4. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check fee deposit of \$1,150 at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

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

Sincerely,



Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: John Polansky 815 W. Ocean Ave. Lompoc CA 93436
Arris Studio Architects 1540 Marsh St. #150 San Luis Obispo CA 93401
Ashley & Vance Engineers 860 Walnut St. #C San Luis Obispo CA 93401

COUNTY OF SANTA BARBARA

STANDARD CONDITIONS FOR PROJECT PLAN APPROVAL –WATER QUALITY BMPS

1. All new residential, commercial, industrial, and transportation development projects, including redevelopment projects, must address water quality through the use of best management practices (BMPs) as determined by the Director of Planning & Development and/or the Public Works Director. BMPs shall be applied in the following order of priority: site design, source control, and treatment control. Examples of good site design include reducing directly connected impervious areas and incorporating drainage system elements into site design. Examples of source control include covered parking or use of Integrated Pest Management techniques in landscape maintenance. Examples of treatment control include systems that either detain or filter water to remove pollutants prior to discharge. Furthermore, projects will seek to reduce post-development runoff volumes from pre-development volumes through such measures as infiltration, evapotranspiration, and storage/reuse.
2. Treatment control BMPs shall meet the following specific design requirements unless otherwise approved by the Public Works Director.
3. At a minimum, these specific design requirements for treatment control BMPs apply to all new or redevelopment projects of the following sizes: residential 1 acre or greater in disturbance; and commercial industrial , and transportation / vehicle facilities which are 0.5 acres or greater in disturbance. Treatment control BMPs may be required on new development or redevelopment projects at the discretion of the Public Works Director, based upon the categories listed in Attachment A. The selection of BMPs shall be based upon the ultimate use of the drainage area, unless the facility will be re-built/sized during subsequent phases of construction.
4. Projects cannot be subdivided or phased to avoid complying with these requirements. Development and redevelopment of the same or adjacent property(ies) permitted within 5 years may be considered together for purposes of assessing the above criteria.
5. All water quality facilities will require regular maintenance. A Maintenance Plan shall be submitted to the Public Works Department, Water Resources Division for approval prior to Final Map Recordation or Zoning Clearance, whichever applies or comes first. The Maintenance Plan shall identify the person(s) responsible for maintenance, describe the long-term activities intended to maintain the performance requirements of the water quality facilities, and include a schedule for performing those activities. Maintenance records shall be retained by the property owner for the prior 5 years of record and shall be provided to the County of Santa Barbara upon request. Applicants are required to enter a maintenance agreement with Public Works, Water Resources

Division, to ensure adequate performance and to allow Public Works emergency access. The agreement is perpetual and requires the present and future owners of the property to be responsible for the construction, ownership, and maintenance of all private water quality facilities.

6. **Detention Basins.** Detention of storm water runoff allows for the settling of fine particles and associated pollutants. Detention times for water quality control are longer than for flood control. Although a detention system for water quality could be combined with a flood control system, the volume assigned for water quality control must meet minimum detention times. The required design volume for detention-based storm water quality treatment facilities is equal to the runoff volume that would occur from the contributing area from a 1.2-inch rainstorm event.

- a) The volume calculation will be computed as follows:

$$WQDV = (.05 + 0.9 \times IMP) \times 1.2'' \times A \times 3630$$

where,

- | | | |
|------|---|--|
| WQDV | = | water quality design volume (cubic feet) |
| IMP | = | total impervious area, expressed as a percentage |
| A | = | tributary area (acres) |
| 3630 | = | factor to convert units from acre-inch to cubic feet |

- b) The draw-down (or draining) time for the detention volume, which is intended to drain down completely (vs. permanent wet volume), shall be greater than or equal to 36 hours. For the top half of the detention volume, the drawdown time shall be greater than or equal to 12 hours. The remaining bottom-half of the detention volume must drain in no less than 24 hours. The outlet shall be sized using Figure 1 to achieve the required detention times and shall be large enough that clogging is unlikely to occur. Pipes less than 4 inches in diameter should not be used. Perforated risers are acceptable for controlling the flow rate. However, potential clogging of the perforations should be addressed in the maintenance plan.

- c) The detention system shall be designed to maximize the distance between the inlet and outlet, and to minimize "dead spaces" (areas where little or no exchange occurs during a storm event), thereby limiting short-circuiting. A minimum flow-path length to width ratio of 3 is recommended and can be achieved using internal berms or other means to prevent short-circuiting.

- d) For ponds designed to be permanently wet, the applicant must show a water balance that demonstrates that there will be sufficient dry weather flows to maintain the planned pool volume, without creating stagnate conditions. A Mosquito Management Plan or Service Contract must be approved or waived by the Santa Barbara Coastal Vector Control District for any facility that maintains a pool of water for 72 hours or more.

e) For dry extended detention ponds, the applicant must show that the pond will be able to handle dry-weather flows (such as irrigation return flows) without causing a nuisance (visual eye sore, stagnate water, etc.).

f) Detention based water quality systems are recommended to be off-line from flood conveyance. If they are to be on-line or combined with a flood detention facility, then the facility must be designed to pass the appropriate flood without damage to the facility, as well as to minimize re-entrainment of pollutants.

7. **Flow-through Facilities.** Flow-through based storm water quality facilities are ones where either the flow is passed with little or no storage through a filtration media or infiltrated into a subsurface soil matrix. The purpose is to remove, through filtration, the smaller sized fraction of particles. Examples of these BMPs include vegetated swales, infiltration facilities, bioretention filters, and some types of commercial filters.

a) The required flow rate for flow-through based storm water quality treatment facilities is the runoff that would be produced from a rainfall intensity of 0.3 inches per hour. Water quality treatment shall be maintained at this rate for a minimum of four hours. Flows above this rate can either be by-passed, or routed through the facility if it can be demonstrated that velocities will not re-entrain captured pollutants.

b) The flow-through based facility must be able to completely treat the flow rate based upon the following:

$$WQFR = (0.05 + 0.9 \times IMP) \times 0.3 \times A$$

where,

WQFR = water quality flow rate in cubic feet per second

IMP = total impervious area, expressed as a fraction

A = area of the site in acres

c) Infiltration facilities shall only utilize highly permeable soils with significant pollutant removal capacities. The applicant must demonstrate that slope stability, groundwater quality, and depth to groundwater are suitable for infiltration facilities. Infiltration facilities will require periodic maintenance to maintain permeability.

d) Vegetated (wetland/native plants and/or grass) swales shall be designed so that at the water quality flow rate (WQFR), the swale width is such that the flow depth is no greater than 4 inches and the hydraulic grade line is no greater than 2 percent (unless drop structures are employed) between structures. The inflow should be directed towards the upstream end of the swale as much as possible, but should at a minimum occur evenly over the length of the swale. The length of flow in the swale should be a minimum of 100 feet or the bioswale should provide 10 minutes of contact time with the vegetation.

e) Bioretention filters are vegetated (landscaped) areas where runoff is directed through vegetation and soils for filtration. In most cases, unless there is shown to be adequate infiltration capacity, underdrains and overflow drains should be included to collect filtered runoff to discharge to the storm drainage system. The ponding depth should be 6 inches or less with a stabilized mulch layer of 2 to 3 inches. A sandy planting soil of 2 to 3 feet should be used. Each facility should have no more than 1 acre of tributary area, and shall be designed to convey larger flows in a manner that does not cause re-entrainment of trapped materials.

f) Commercial (media) filters or such devices shall be accompanied by a certification from a licensed civil engineer that the filter/device will maintain an effluent quality of not exceeding 30 mg/L of total suspended solids with no visible oily sheen under design operating conditions.

8. Combination facilities, or treatment trains, are encouraged to provide better treatment capability. For example, short-term detention may be placed upstream of a flow-through facility to reduce the size of the flow-through facility. In such cases, each facility will be reduced in size accordingly based upon demonstrated water quality effectiveness for the pollutants of concern.
9. These are minimum requirements. If the County determines that additional controls and/or lower thresholds for developments are required to meet specific water quality regulatory requirements (NPDES, TMDL, etc.) in watersheds that drain to sensitive receiving waters (as defined by the Central Coast Regional Water Quality Control Board), additional requirements may be imposed. These may include design requirements that result in larger or more effective facilities as well as additional types of structural or non-structural controls. The design solution will be contingent upon the pollutants that are found to be impacting such water bodies and the regulatory status of the water body.
10. Easements, fencing, grading, access roads, ramps, etc. for water quality facilities shall be provided in accordance with current policies of the Flood Control District. Easements, if required, shall be dedicated on the Final Map or dedicated by a separate instrument. The Developer will pay the cost for easement acceptance by the County and processing through County Real Property Agents.
11. A Surety Bond for structural improvements in the public right-of way will be posted with the Public Works Department in an amount approved by the Public Works Director prior to recordation of the Final Map or Zoning Clearance. Bond amounts will be based on the submitted cost estimates of proposed drainage improvements to be constructed outside the Public Road right-of-way.
12. Water Resources Division shall be notified 5 working days in advance of storm drain and

attendant auxiliary construction of water quality facilities. Water Resources Division may provide periodic inspection during construction at the developers cost. A note shall be placed on the plans to this effect.

13. During the construction process, the Water Resources Division will review and approve in writing any significant design revisions to the approved Plans prior to construction of the proposed revisions.
14. Prior to occupancy clearance, the "As-Built" Plans shall be submitted to the Santa Barbara County Public Works Department, Water Resources Division.
15. A Flood Control Encroachment Permit is required for improvements in the Flood Control District right-of-way. An Encroachment Permit shall be executed prior to the start of construction within Flood Control District right-of-way. Flood Control District notification shall be required 5 working days prior to the start of construction. An Encroachment Permit fee is required. A note shall be placed in the plans to this effect.
16. Review by the Public Works Department, Water Resources Division, of plans and granting of encroachment permits does not relieve the applicant, developer, contractor and/or owner from the responsibility to obtain all other required permits and approvals required by law, including but not limited to grading permits, building permits, environmental review for CEQA/NEPA requirements, Fish & Game permits, Army Corps of Engineers permits and other City, CalTrans or other County department approvals and the approval of the underlining property owner(s) of record
17. The County reserves the right to modify these conditions as site conditions warrant.

STANDARD CONDITIONS OF APPROVAL FOR WATER QUALITY
RECOMMENDED BY:

Signed copy on file Water Resources Division

Robert Almy
Water Agency Manager

Signed copy on file Water Resources Division

Thomas D. Fayram, P.E.
Deputy Public Works Director

Attachment A

All discretionary development and redevelopment* projects defined by the Standard Conditions, or by the State Water Resources Control Board through the NPDES General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems, or that fall into one of the following categories are subject to these conditions of approval

- Single-Family Hillside Residences
- 100,000 Square Foot Commercial Developments
- Automotive Repair Shops
- Retail Gasoline Outlets
- Restaurants
- Home Subdivisions with 10 or more housing units
- Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff

** Redevelopment means the creation or addition of at least 5,000 sf of impervious area. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; and land disturbing activities related with structural or impervious surfaces. Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to these Standard Conditions, these Standard Conditions apply only to the addition, and not to the entire development. (from WQO-2003-0005-DWQ -)*

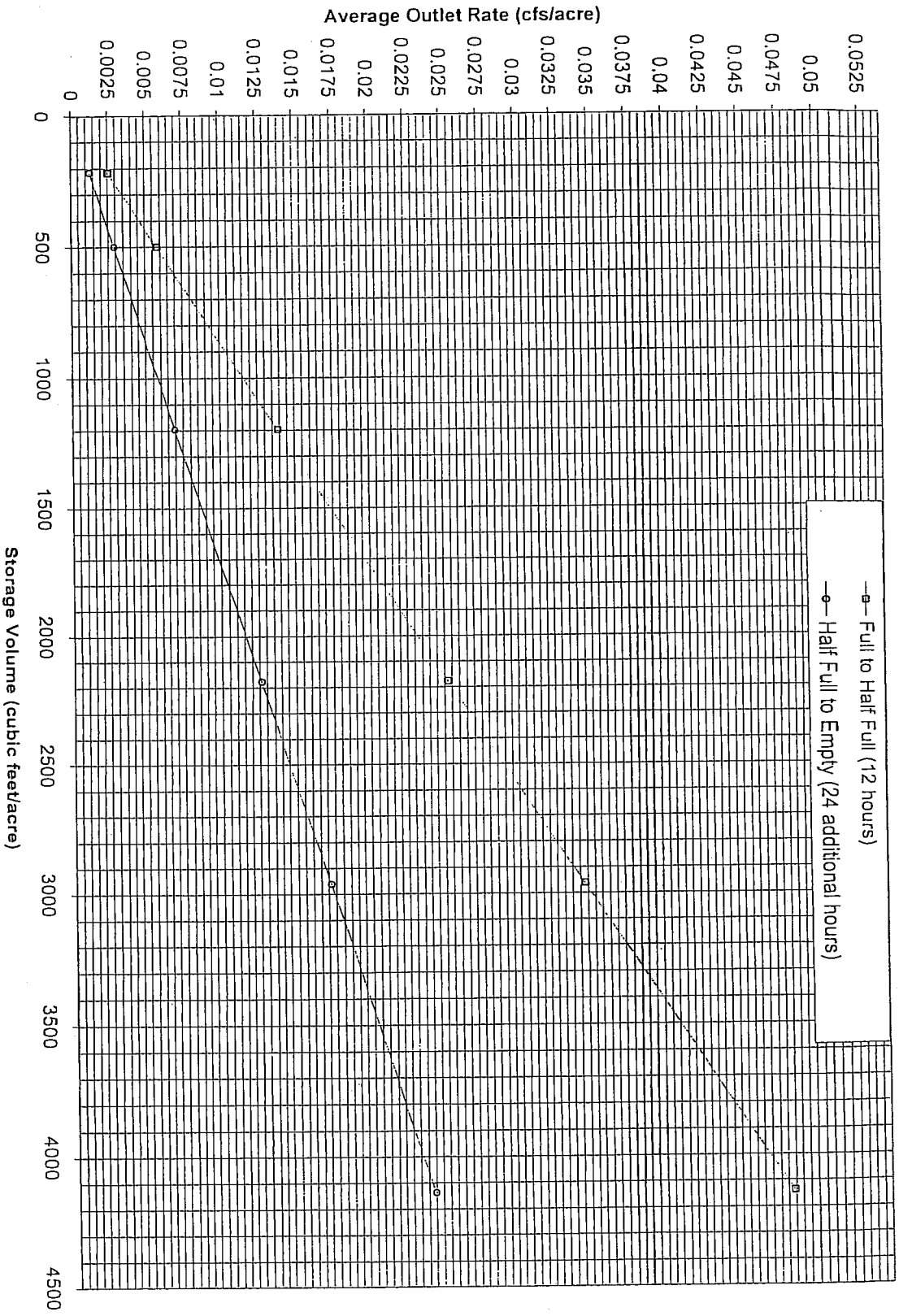


FIGURE 1. REQUIRED AVERAGE OUTLET DISCHARGE RATES FOR DETENTION BASED FACILITY





January 10, 2012

Brian Roney
Deputy Director
(805) 568-2461

Nicole Koon
Fiscal Officer, Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP
Capital Projects Manager
(805) 568-2470

TO: Alex Tuttle, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner

RE: **11DVP-004 SB County Housing Authority – Camino Pescadero**
APN 075-020-005

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

Park Administration
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

North County Park Operations
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

South County Park Operations
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

Cachuma Lake Recreation Area
2225 Hwy 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

Reservations
South County: (805) 568-2465
North County: (805) 934-6211
Cachuma: (805) 686-5050
Jalama: (805) 934-6211

www.sbparcs.org
sbparcs@co.santa-barbara.ca.us

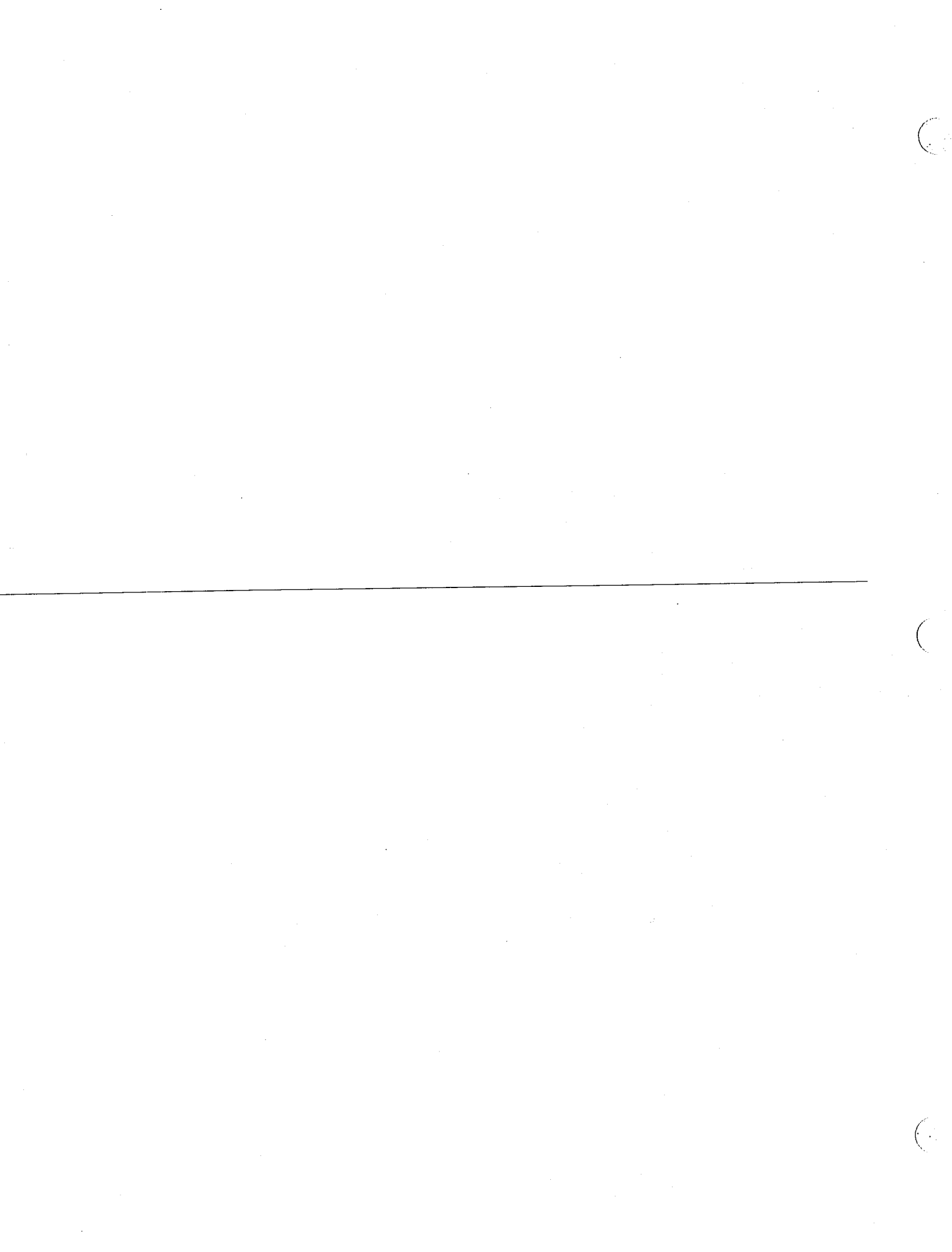
Equal Opportunity Employer

1) Pursuant to the provisions of Ordinance 4348 and 4363 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.

The current applicable fee in the demand area for apartment unit is \$7436 per unit. Ordinance 4363 allows for a 40% reduction in fees for "beneficial projects" for this type of housing. The total fee for the project would be **\$142,784.00** (\$4462 x 32 unit(s)). Fees are payable prior to final inspection, and shall be based on the fee schedule in effect when paid. Fee schedules are subject to yearly adjustments in July/August of every year. This office will not accept or process a check received prior to project permit approval by the decision maker.

The check must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105, or at our north county office at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

cc: Applicant/Owner:
Santa Barbara County Redevelopment Agency, Attn: Jim Heaton
123 E. Anapamu St, Santa Barbara CA 93101
Agent:
Thom Jess, Arris Studios Architects
1540 Marsh St, #150, San Luis Obispo CA 93401



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



January 6, 2012

TO: Alex Tuttle, Planner
Development Review

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

SUBJECT: **Conditions of Approval**
Housing Authority of Santa Barbara Pescadero Lofts Apartment Project
761 Camino Pescadero, Isla Vista
11DVP-00000-00004, 11CDP-00000-00041
APN: 075-020-005

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 (PHT), for the purpose of funding transportation facilities within the Isla Vista Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$238,041 ((33 Apartment Units x \$8,329/unit) – (Fraternity House credit of 26 members x \$1,416/member)). Fees are due prior to land use 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.

Sight Distance

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

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

Driveways/Drive Aisles

- 3. Prior to land use clearance, the developer shall design, and prior to occupancy 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 all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

- 4. Prior to land use clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.

- 5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, sidewalk, streetlights 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.

- 6. Prior to land use clearance, improvement plans shall include the following items, designed to the satisfaction of the County Traffic Engineer:
 - a) Design and re-construct any substandard County owned sidewalks along the project frontage. All Construction shall conform to the County Engineering Design Standards. Any substandard modifications to these standards shall be approved by the County Traffic and Permit sections prior to occupancy.

Encroachment/Excavation/Haul Permit

- 7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

The developer shall comply will all applicable Public Works Standard Conditions of Approval and 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

8. Prior to land use 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.
9. Prior to land use clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
10. Prior to occupancy, 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

10. 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 the Residential Road Standards. 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. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

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

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

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

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

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

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

11. Prior to recordation of the Land Use Clearance, if applicable, the applicant must apply for annexation into the appropriate County Lighting District/County Service Area, and pay all fee's and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

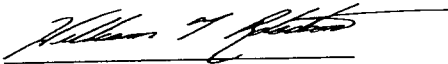
12. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

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

cc: 11DVP-00000-00004

Gary Smart, Transportation Manager, County of Santa Barbara, Public Works Department
F:\Group\Transportation\Traffic\Transportation Planning\Development Review\IV\Housing Authority Pescadero Lofis Apartment Project 11DVP-Cond.doc

Santa Barbara County



Standard Conditions of Approval

October 2007

COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval Ammended October, 2007

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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
8. 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.
9. 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.
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. 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.
12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. ~~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.

18. 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.

19. 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".

20. 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.
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. 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.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. 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.
25. 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.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. 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.
28. 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.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.

31. The Developer will be responsible for and fees required for materials retesting.
32. 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.
33. 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.
34. 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.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. 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.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. 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.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. 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

42. 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.
43. 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.
44. 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.
45. 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.
46. 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.





COUNTY OF SANTA BARBARA

Planning and Development

COASTAL DEVELOPMENT PERMIT

Case No.: 11CDP-00000-00041

Project Name: Housing Authority of SB Pescadero Lofts Project

Project Address: 761 Camino Pescadero

Assessor's Parcel No.: 075-020-005

Applicant Name: Housing Authority of Santa Barbara County

The Board of Supervisors hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

Date of Approval: _____

Associated Case Number(s): 11DVP-00000-00004, 11RZN-00000-00003, 11GPA-00000-00004, 11BAR-00000-00113

Project Description Summary: Development of a 33-unit apartment complex totaling 21,031 square feet and requiring approximately 208 cubic yards of cut and 261 cubic yards of fill

Project Specific Conditions: See Attachment A

Permit Compliance Case: Yes No;

Permit Compliance Case No.: _____

Appeals: The approval of this Coastal Development Permit may be appealed to the California Coastal Commission by the applicant or an aggrieved person. The written appeal and accompanying fee must be filed with the California Coastal Commission at 89 S. California Street, Suite 200, Ventura within 10 business days following receipt by the Coastal Commission of the County's notice of final action.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued following the expiration of the appeal period provided an appeal of this approval has not been filed and all applicable conditions of approval that are required to be met prior to permit issuance have been completed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

NOTE: Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to

be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

Owner/Applicant Acknowledgement: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

Print Name	Signature	/ Date
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Planning and Development Department Approval by:

Print Name	Signature	/ Date
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Planning and Development Department Issuance by:

Print Name	Signature	/ Date
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ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

*Remember to include permit compliance conditions and collect permit compliance fees, if applicable.*¹ This Coastal Development Permit is based upon and limited to compliance with the project description, the exhibits, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The applicant is requesting to amend the land use designation of the property from RES-20 to RES-30 and rezone the property from SR-H-20 to SR-H-30; and to develop a total of 33 new affordable residential apartments and common area facilities, including 26 studio apartments, six one-bedroom apartments, and one two-bedroom apartment for the apartment manager. Common area facilities would include a lobby, meeting rooms, a community room, and a kitchen to provide meeting space and space for training opportunities for the residents of the site. The spaces would not be used by outside guests or community groups. The rezone requires establishment of a new density of 30 units per acre under the existing SR-H zone district in Article II. The project includes a request to add restrictive language to the rezone ordinance to require that for any site rezoned to SR-H-30, all units would be affordable. Total square footage for the project would be 21,031 square feet. The maximum building height is proposed to be 35 feet. The project would include 34 parking spaces, in conformance with State Density Bonus Program allowances, and 68 bicycle parking spaces. Two oak trees would be removed and replaced. Grading for the project would total approximately 208 cubic yards of cut and 261 cubic yards of fill.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above, the referenced 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 exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) shall be implemented as approved by the County.

2. **Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit 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, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
3. **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.

4. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.
5. A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).
6. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
7. **Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

Isla Vista/Goleta

1. 11BAR-00000-00113 SB County Redevelopment Agency Isla Vista
New Affordable Housing Community
11DVP-00000-00004 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
11CDP-00000-00041

Request of Jim Heaton, agent for the Santa Barbara County Redevelopment Agency, to consider Case No. 11BAR-00000-00113 for **conceptual review of a new affordable housing community of approximately 23,000 square feet**. The following structures currently exist on the parcel: a fraternity house of approximately 10,000 square feet. The proposed project will require approximately 280 cubic yards of cut and approximately 261 cubic yards of fill. The property is a 0.82 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-005, located at **761 Camino Pescadero** in the Isla Vista area, Third Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.

SBAR COMMENTS:

- **The SBAR is in full support of the project in respect to what it is providing the community. SBAR encourages applicant to do community outreach; some concern about how this will affect immediate neighborhood.**
- **Massing, forms and style of the architecture are appropriate and vibrant, fitting into the new energized Isla Vista. Edges and boundaries of architecture should remain transparent as proposed.**
- **Development of details and materials will be key. Reconsider materials with the goal of achieving durability and integration into the whole.**
- **Inadequate exterior use areas for future residents. Restudy exterior congregation/use areas with the goal of creating a semi private area for future residents that will be comfortable, usable and well screened from public view; strive to integrate an exterior use area with the community room. Reconsider layout of manager's apartment to allow exterior use area to function well.**
- **Appreciate the site plan which separates the proposed new structure from the adjacent sorority located immediately north of the site. Provide screening separation between the sorority and the parking area. Consider providing more canopy trees in parking lot to improve aesthetic and minimize heat absorption. Work out parking numbers with planning.**
- **Reconsider location of dumpster to obviate illicit activities.**

2. 11BAR-00000-00112 Klein Pool Cabana and Pool Santa Barbara
11LUP-00000-00247 (Brian Banks, Planner) Jurisdiction: Goleta Ridgeline-Rural
Request of Jeff Shelton, architect for the owner, Robert Klein c/o Michael. Klein Administrative Trust, to consider Case No. 11BAR-00000-00112 for **conceptual review of a pool cabana of approximately 798 square feet and pool of approximately 1,080 square feet**. The following structures currently exist on the parcel: a residence and attached garage of approximately 5,830 square feet. The proposed project will require no cut and approximately 9 cubic yards of fill. The property is a 78.87acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-260-061, located at 3640 Mibek Road in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken.

SBAR COMMENTS:

- **Proposed pool and cabana appear to be located appropriately on the site.**
- **Divergent approach on exterior materials from those used on house; restudy.**
- **Landscape should not create an oasis atop the naturalized hillside.**

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 5 to 0 (Gray and Roberts absent) to grant final approval on consent of 08BAR-00000-00276.

C-2. 11BAR-00000-00132 Lorenzen-Hughes Remodel/Addition/Change of Use Isla Vista
11CDH-00000-00034 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**

Request of Dawn Sherry, agent/architect for the owner, Linda Lorenzen-Hughes, to consider Case No. 11BAR-00000-00132 for **final approval on consent of a deck replacement and conversion of the existing duplex to a single family dwelling.** The following structures currently exist on the parcel: one duplex of approximately 2,210 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-213-009, located at **6565 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/26/11, 9/02/11 & 9/16/11)

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 5 to 0 (Gray and Roberts absent) to grant final approval on consent of 11BAR-00000-00132.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 11BAR-00000-00154 Winant/Sanders New Residence Isla Vista
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Rex Ruskauff, architect for the owners, Gerry Winant and Ann Sanders, to consider Case No. 11BAR-00000-00154 for **conceptual review of a new residence of approximately 2,894 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a 5,600 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-181-016, located at **6881 Del Playa** in the Isla Vista area, Third Supervisorial District.

ACTION: Willson moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Froscher and Roberts absent) to continue 11BAR-00000-00154 to the meeting of October 21, 2011 at the request of the applicant.

2. 11BAR-00000-00113 SB County Redevelopment Agency New Affordable Housing Community Isla Vista

11DVP-00000-00004 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
11CDP-00000-00041

Request of Jim Heaton, agent for the Santa Barbara County Redevelopment Agency, to consider Case No. 11BAR-00000-00113 for **further conceptual review of a new affordable housing community of approximately 23,000 square feet.** The following structures currently exist on the parcel: a fraternity house of approximately 10,000 square feet. The proposed project will require approximately 280 cubic yards of cut and approximately 261 cubic yards of fill. The property is a 0.82 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-005, located at **761 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 7/15/11)

COMMENTS:

- **SBAR appreciates all the design changes that responded to previous comments; widening courtyard makes it far more useable. Good job.**
- **Consider using a vertical trellis piece within the courtyard area to complete the sense of the outside room.**
- **Attempt to include additional trees in or adjacent to the proposed bioswale in the parking lot.**
- **Return for preliminary review following action by the Planning Commission.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary approval.

ATTACHMENT E

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE)	RESOLUTION NO.: 12 - _____
COUNTY BOARD OF SUPERVISORS THE)	
ADOPTION OF AMENDMENTS TO THE)	CASE NOS.: 11GPA-00000-00004
CERTIFIED LOCAL COASTAL PROGRAM OF)	11ORD-00000-00034
<u>SANTA BARBARA COUNTY.</u>)	11RZN-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. On July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code, including zoning maps that delineated the boundaries of zoning districts set forth in Article II; and
- B. On July 20, 1993, by Resolution No. 93-402, the Board of Supervisors of the County of Santa Barbara adopted the Goleta Community Plan Land Use Map.
- C. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors:
 - 1. Adopt a Resolution (Case No. 11GPA-00000-00004) to amend the Coastal Land Use Plan by amending the Goleta Planning Area Land Use Map of the Goleta Community Plan by changing the land use designation on Assessor Parcel Number 075-020-005 from Multi-family Residential, 20 units per acre to Multi-family Residential, 30 units per acre.
Said Resolution is attached hereto as Exhibit 1 and is incorporated herein by reference.
 - 2. Adopt an Ordinance (Case No. 11ORD-00000-00034) amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, regarding amending the text of Section 35-77, SR-H Zone District to establish a new density of 30 units per acre and to establish new development criteria to apply to parcels rezoned to said density, and regarding amending the Goleta Community Plan Zoning Southern Section Zoning Map to rezone Assessor's Parcel No. 075-020-005 from SR-H-20 to SR-H-30.
Said Ordinance is attached hereto as Exhibit 2 and is incorporated herein by reference.
- D. The proposed Resolution and Ordinance are consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Plan, the Santa Barbara County Comprehensive Plan including the Community Plans, and the requirements of the State Planning, Zoning and Development Laws.
- F. The proposed Resolution and Ordinance are in the interest of the general community welfare since they provide for increased opportunities for the development of affordable housing in the Coastal Zone.
- G. In compliance with California Government Code Section 65353 and Section 65854, this County Planning Commission has held a duly noticed public hearing on the proposed Resolution and Ordinance at which hearing the proposed Resolution and Ordinance were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with California Government Code Section 65354 and Section 65855, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment E of the County Planning Commission staff report dated January 13, 2012.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

C. MICHAEL COONEY, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Resolution (Case No. 11GPA-00000-00004)
2. Ordinance (Case No. 11ORD-00000-00034)

EXHIBIT 1

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDING THE) RESOLUTION NO. 12- _____
GOLETA PLANNING AREA LAND USE MAP)
OF THE GOLETA COMMUNITY PLAN.) CASE NO.: 11GPA-00000-00004

WITH REFERENCE TO THE FOLLOWING:

- A. On July 20, 1993, by Resolution No. 93-402, the Board of Supervisors of the County of Santa Barbara adopted the Goleta Community Plan Land Use Map.
- B. It is now deemed in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Coastal Land Use Plan by adopting an amendment to the Goleta Planning Area Land Use Map of the Goleta Community Plan (Case No. 11GPA-00000-00004), by changing the land use designation of Assessor Parcel Number 075-020-005 from Multi-family Residential, 20 units per acre, to Multi-family Residential, 30 units per acre.
- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on said proposed amendment in a public hearing in compliance with Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board in compliance with Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, in compliance with Section 65355 of the Government Code on the proposed amendment where the amendment was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. In compliance with Section 65356 of the Government Code, the above described change is hereby adopted as an amendment to the Goleta Planning Area Land Use Map of the Goleta Community Plan portion of the Coastal Land Use Plan.
- 3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
- 4. In compliance with Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2012, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

DOREEN FARR, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By _____
Deputy County Counsel

EXHIBIT 2

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING THE TEXT OF SECTION 35-77, SR-H ZONE DISTRICT, TO ESTABLISH A NEW DENSITY OF 30 UNITS PER ACRE AND ESTABLISH NEW CRITERIA TO APPLY TO PARCELS REZONED TO SAID DENSITY, AND BY AMENDING THE GOLETA COMMUNITY PLAN ZONING SOUTHERN SECTION ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 075-020-005 FROM SR-H-20 TO SR-H-30.

Case No. 11ORD-00000-00034

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

DIVISION 4, Zoning Districts, of the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 77.6 (Lot Size/Density), of Section 35-77 (SR-H High Density Student Residential), to read as follows:

Sec. 35-77.6 Lot Size/Density.

1. The maximum density for each lot zoned SR-H shall be specified by a number following the SR-H on the lot on the applicable Santa Barbara County Zoning Map and said number represents the maximum number of dwelling units per gross acre permitted on such lot, as follows:

District Designation	Dwelling Units Per Gross Acre
SR-H-20	20
<u>SR-H-30</u>	<u>30</u>

2. The proposed development shall be located upon a lot having a minimum net lot width of 65 feet and a minimum net lot area of 7,000 square feet.
3. A building or structure may be located upon a smaller lot if such lot, either:
 - a. Is eligible for a Certificate of Compliance, or a Conditional Certificate of Compliance with all conditions satisfied, and such lot was, at the time of its creation, in conformity with the zoning ordinance then in existence, except for fraction lots; or
 - b. Was approved under provisions of the State Subdivision Map Act and/or local ordinances adopted pursuant thereto.
4. For lots which have 100 feet or more of street frontage, buildings shall be sited in such a manner so as to avoid a continuous stretch of buildings along the street frontage by clustering the buildings on one side of the lot, breaking up the development into more than one building, or through other architectural design features to reduce the visual impact of the building(s).
5. All development on lots rezoned to the SR-H-30 zone district shall be in compliance with the following:
 - a. No permits for development, including grading, shall be issued except in conformance with a Final Development Plan approved in compliance with Section 35-174 (Development Plans).

- b. All projects shall include 100 percent of all new units to be made available for purchase or for rent to affordable income households, subject to the County's Affordable Housing Program criteria and formulas established for very low, low, lower-moderate and upper-moderate income household categories.
- c. All projects shall record an affordable housing agreement and resale and rental restrictive covenant, or such other document approved as to form by the County Counsel, which outlines (1) the sales and/or rental prices for the various types of units to be established, and (2) provisions for the sale, resale, renting and restrictions that will be applicable to the project and which ensure the continued availability of units for purchase or occupancy by persons of very low, low, lower-moderate and upper-moderate incomes for a minimum of 30 years. The 30-year affordability term of the requirement shall re-start with each sale of an affordable unit, for a maximum period of 60 years.

SECTION 2:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties District Boundaries," of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby repealed as they related to Assessor's Parcel Number 075-020-005, shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 3:

In compliance with Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties District Boundaries," of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, 2012, which amends the zoning designation of Assessor's Parcel Number 075-020-005 from SR-H-20 to SR-H-30, and which is made a part of said Section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 4:

Except as amended by this Ordinance, DIVISION 1, In General, and DIVISION 4, Zoning Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 5:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

DOREEN FARR, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

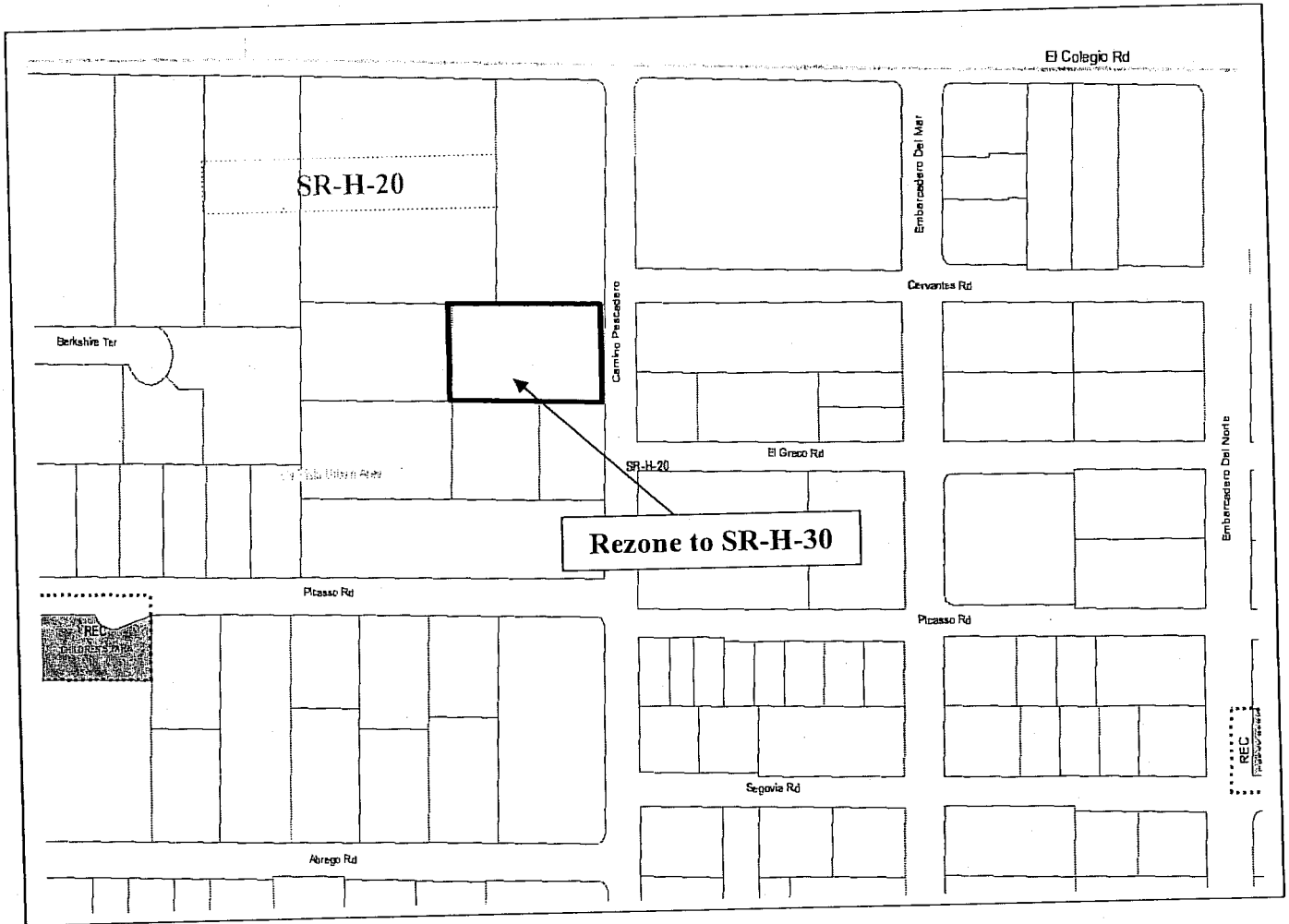
DENNIS A. MARSHALL
County Counsel

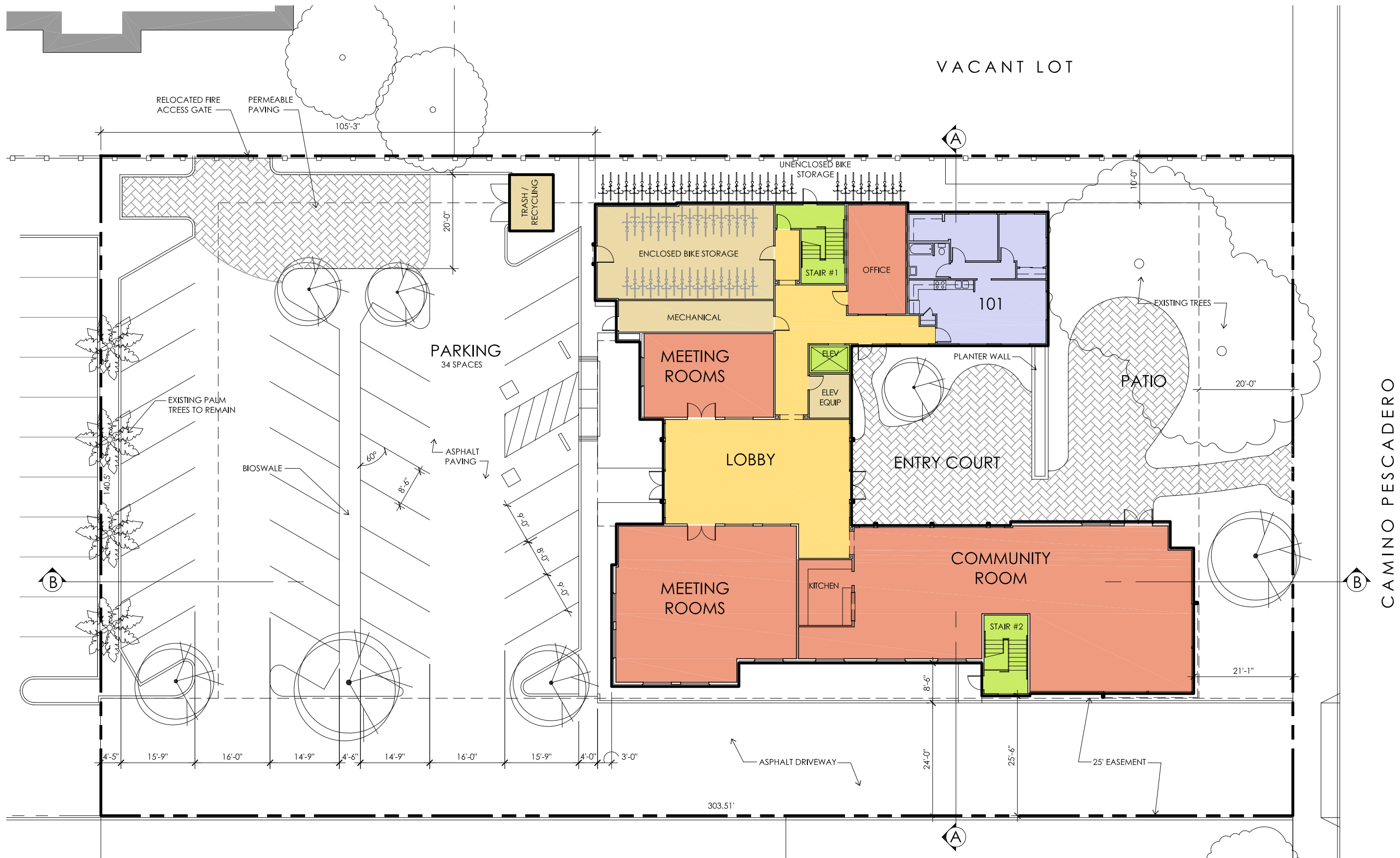
By _____
Deputy County Counsel

EXHIBIT A

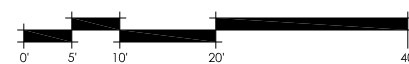
ZONING MAP

Case No. 11ORD-00000-00034





CONCEPTUAL SITE PLAN



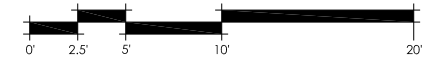
ARRIS STUDIO ARCHITECTS
 1540 MARSH STREET, STE. 150
 SAN LEUIS OBISPO, CA 94601
 (805) 547-2240 (805) 547-2241
THOMAS E. LEES ARCHITECT VCT2008

Pescadero Lofts
 761 Camino Pescadero
 Isla Vista, California
 Housing Authority of the County of Santa Barbara
 & Surf Development Company

Dep: September 20, 2011
 Title: 11x17 Sheet: 1" = 20'-0"
 24x36 Sheet: 1" = 10'-0"
 Sheet: **A2.0**



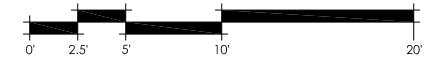
SOUTH ELEVATION (FACING DRIVEWAY)



<p>ARRIS STUDIO ARCHITECTS 1540 MARSH STREET, STE. 150 SAN LEUIS OBISPO, CA 95401 +805/547-2240 +805/547-2241 THOMAS E. JESS ARCHITECT VC27008</p>	<p>Pescadero Lofts 761 Camino Pescadero Isla Vista, California Housing Authority of the County of Santa Barbara & Surf Development Company</p>	<p>Rev September 20, 2011 Title 11x17 Sheet: 1" = 10'-0" 24x36 Sheet: 1" = 5'-0" Sheet A5.0</p>
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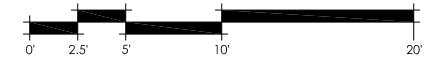
EAST ELEVATION (FACING CAMINO PESCADERO)



<p>ARRIS STUDIO ARCHITECTS 1540 MARSH STREET, STE. 150 SAN LEUIS OBISPO, CA 95401 +805/547-2240 +805/547-2241 THOMAS E. JESS ARCHITECT VCT0108</p>	<p>Pescadero Lofts 761 Camino Pescadero Isla Vista, California Housing Authority of the County of Santa Barbara & Surf Development Company</p>	<p>Rev. September 20, 2011 Total: 11x17 Sheet: 1" = 10'-0" 24x36 Sheet: 1" = 5'-0" Sheet: A5.1</p>
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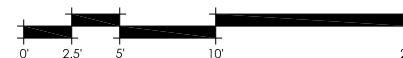
NORTH ELEVATION (FACING PROPERTY LINE)



<p>ARRIS STUDIO ARCHITECTS 1540 MARSH STREET, STE. 150 SAN LEUIS OBISPO, CA 95401 (805) 547-2240 (805) 547-2241 THOMAS E. LEIS ARCHITECT VCT2008</p>	<p>Pescadero Lofts 761 Camino Pescadero Isla Vista, California Housing Authority of the County of Santa Barbara & Surf Development Company</p>	<p>Rev. September 20, 2011 11x17 Sheet: 1" = 10'-0" 24x36 Sheet: 1" = 5'-0" A5.2</p>
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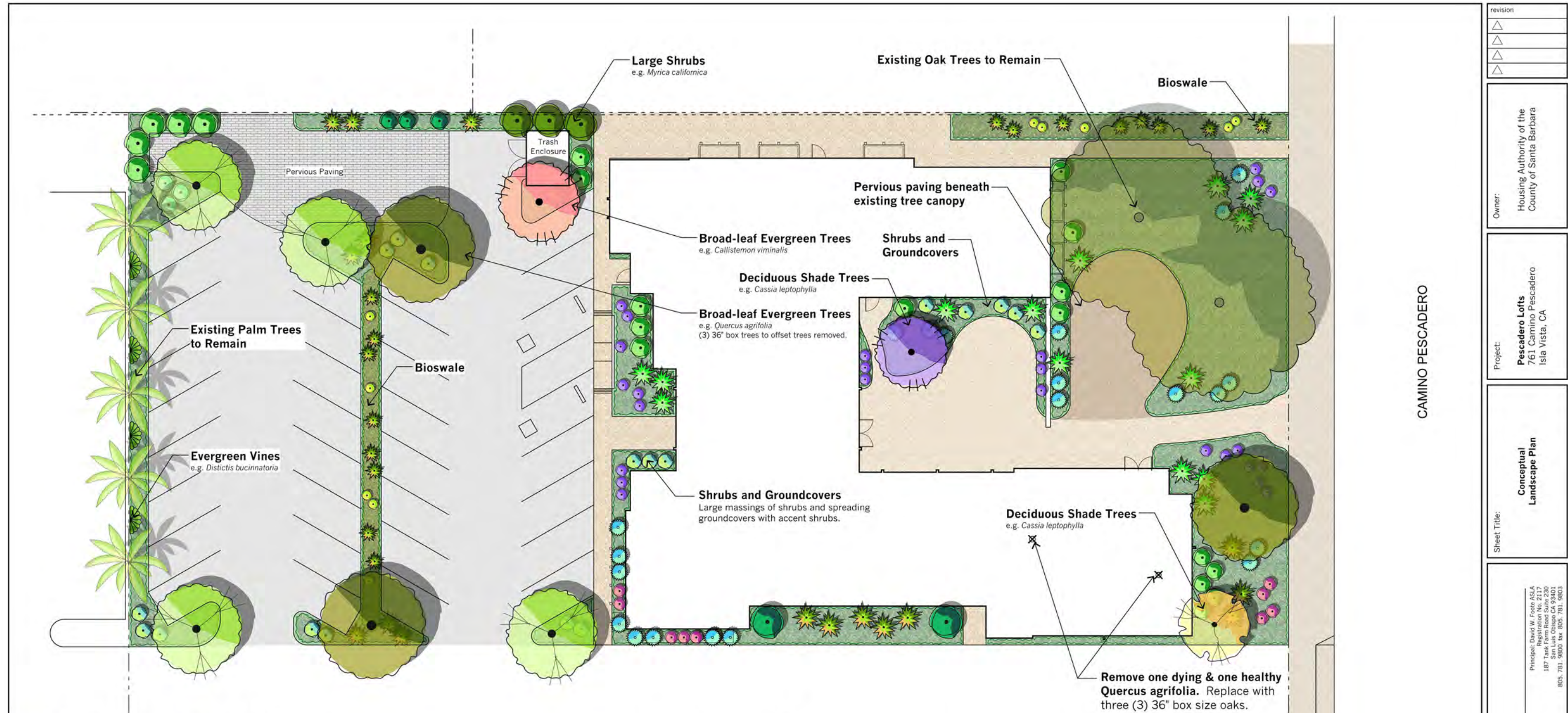
WEST ELEVATION (FACING PARKING LOT)



ARRIS
STUDIO
ARCHITECTS
1540 MARSH STREET, STE. 150
SAN LEUIS OBISPO, CA 95401
(805) 547-2240 (805) 547-2241
THOMAS E. JESS ARCHITECT VC27008

Pescadero Lofts
761 Camino Pescadero
Isla Vista, California
Housing Authority of the County of Santa Barbara
& Surf Development Company

Rev September 20, 2011
Total 11x17 Sheet: 1" = 10'-0"
24x36 Sheet: 1" = 5'-0"
Sheet **A5.3**



Preliminary Plant Materials List

- | | |
|---|--|
| <p>Broad Leaf Evergreen Trees
 <i>Callistemon viminalis</i>
 <i>Quercus agrifolia</i></p> | <p>Weeping Bottlebrush
 California Live Oak</p> |
| <p>Deciduous Shade Trees
 <i>Tipuana tipu</i>
 <i>Cassia leptophylla</i>
 <i>Chitalpa tashkentensis</i></p> | <p>Tipu Tree
 Gold Medallion Tree
 Chitalpa</p> |
| <p>Accent Shrubs
 <i>Agave Americana medio-picta</i>
 Agave 'Blue Glow'
 <i>Alyogyne huegelii</i></p> | <p>Yellow-Striped Century Plant
 Blue Glow Agave
 Blue Hibiscus</p> |
| <p>Shrubs
 <i>Archtopstaphylos 'Howard McMinn'</i>
 <i>Callistemon 'Little John'</i>
 <i>Dietes vegeta</i>
 <i>Hemerocallis hybrid</i>
 <i>Myrica californica</i>
 <i>Phormium tenax 'Atropurpurea'</i>
 <i>Phormium tenax 'Maori Queen'</i>
 <i>Photinia fraseri</i>
 <i>Raphiolepis indica</i>
 <i>Rosmarinus officinalis</i>
 <i>Salvia leucantha</i></p> | <p>Manzanita
 Dwarf Bottlebrush
 Fortnight Lily
 Day Lily
 Pacific Wax Myrtle
 New Zealand Flax
 Dwarf New Zealand Flax
 (no common name)
 India Hawthorn
 Rosemary
 Mexican Sage</p> |
| <p>Evergreen Vines
 <i>Distictis bucinatoria</i></p> | |
| <p>Spreading Ground Cover
 <i>Archtopstaphylos 'Carmel Sur'</i>
 <i>Baccharis pilularis 'Twin Peaks'</i>
 <i>Berberis 'Crimson Pygmy'</i>
 <i>Coprosma kirkii</i>
 <i>Erigeron karvinskianus</i>
 <i>Lantana montevidensis</i>
 Rosa spp.
 <i>Rosmarinus officinalis</i>
 <i>Senecio mandraliscae</i></p> | <p>Blood-red Trumpet Vine
 Carmel Sur Manzanita
 Dwarf Coyote Brush
 Crimson Pygmy Barberry
 No Common Name
 Santa Barbara Daisy
 Trailing Lantana
 Creeping Rose
 Rosemary
 Blue Chalk Sticks</p> |
| <p>Bioswale
 <i>Baccharis pilularis 'Twin Peaks'</i>
 <i>Carex tumulicola</i>
 <i>Juncus patens</i></p> | <p>Dwarf Coyote Brush
 BerkeleySedge
 Common Rush</p> |
| <p>Mulch
 Mulch all ground cover and planter areas with 2" minimum layer 'walk-on' bark.</p> | |

Low Impact Development (LID) for Stormwater Management.

- LID Goals:**
1. Conserve natural areas, soil and vegetation.
 2. Preserve natural drainage patterns.
 3. Minimize grading and ground disturbance.
 4. Minimize soil compaction.
 5. Minimize and disconnect impervious surfaces.
 6. Direct runoff to pervious areas.
- LID Planning Principals:**
1. Zero Discharge of Stormwater.
 2. Treat Stormwater Runoff
 3. Reduce Stormwater Runoff.

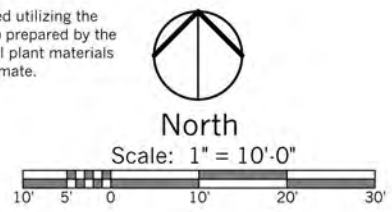
Best Management Practices (BMPs)
 Some or all of the following BMPs may be incorporated into the final project design: Vegetated Bioswale, Street Trees and Shade Trees, Foundation Planting, Xeriscaping, Rain Gutters, Mulch & Soil Preparation, Permeable (Porous) Paving, and Low-Volume, Low-Flow Irrigation Design

Reference

1. Stormwater Best Management Practice Handbook, New Development and Redevelopment, California Stormwater Quality Association, January 2003
2. Low Impact Development Handbook, Stormwater Management Strategies, County of San Diego, December 2007
3. County of Los Angeles Low Impact Development Standards Manual, County of Los Angeles, January 2009

Water Conservation Notes

- Planting and irrigation shall be designed to conserve water. The following factors have been incorporated to aid in the success of the project landscape:
1. Irrigation system to be a fully automatic underground system utilizing either low-precipitation spray heads, bubblers, or drip emitters, or a combination thereof. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones.
 2. Plant materials proposed are selected for their compatibility to climatic and site conditions, resistance to wind, and drought tolerance.
 3. All planters shall be mulched with a 2" minimum layer of organic mulch throughout.
 4. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.
 5. Water needs of plant material proposed have been evaluated utilizing the WUCOLS Project (Water Use Classification of Landscape Species) prepared by the University of California Cooperative extension, February 1992. All plant materials proposed are selected for low to moderate water needs in this climate.



revision	△
△	
△	
△	
Owner:	Housing Authority of the County of Santa Barbara
Project:	Pescadero Lofts 761 Camino Pescadero Isla Vista, CA
Sheet Title:	Conceptual Landscape Plan
Principal: David W. Frick ASLA Landscape Architect 187 Tank Farm Road Suite 230 San Luis Obispo CA 93401 805.781.9800 fax 805.781.9803	
job no.	21120
plan check issue date:	9/20/11
drawn by:	
issue date:	
SHEET	L-1
OF	SHEETS

CAMINO PESCADERO