



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: March 20, 2018
Placement: Departmental
Estimated Time: 1.5 hours
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Jeff Wilson, Deputy Director, Development Review Division
(805) 568-2518

**SUBJECT: Brooks / Stewart Appeal of the Golden Inn & Village Development Plan Revisions
Third Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Recommended Actions:

Auditor-Controller Concurrence

As to form: N/A

On March 20, 2018, staff recommends that your Board take the following actions:

- a) Deny the appeal, Case No.17APL-00000-00018;
- b) Make the required findings for approval of the project specified in Attachment 1 of this board letter, including CEQA findings;
- c) After considering the environmental review documents [Addendum dated February 14, 2018 (included as Attachment 3)] together with the previously adopted Mitigated Negative Declaration, determine that as reflected in the CEQA findings, no subsequent Mitigated Negative Declaration shall be prepared for this project;
- d) Grant *de novo* approval of Case No. 17RVP-00000-00046 to 12DVP-00000-00014, including the previously approved modification to the setback requirements, subject to the revised conditions of approval included as Attachment 2 of this board letter;

- e) Grant *de novo* approval of Case No. 17RVP-00000-00071 to 13DVP-00000-00005 subject to the revised conditions of approval included as Attachment 2 of this board letter;
- f) Grant *de novo* approval of Case No. 17RVP-00000-00072 to 13DVP-00000-00006 subject to the revised conditions of approval included as Attachment 2 of this board letter.

The project site is identified as Assessor Parcel Numbers 141-380-045, 141-380-046, and 141-380-047 located at 890 Refugio Road, Santa Ynez Community Plan area, Third Supervisorial District. Refer back to staff if the Board takes an action other than the recommended action.

Summary Text:

A. Project Description

The proposed project (Case Nos. 17RVP-00000-00046, 17RVP-00000-00071 and 17RVP-00000-00072) is a request for approval of as-built revisions to the exterior lighting, site drainage, grading quantities, square footage and building heights of the Golden Inn & Village project located at 890 Refugio Rd. in Santa Ynez. Please refer to Condition No. 1 in Attachment 2 to this board letter for a detailed project description.

B. Background

The Golden Inn & Village project was approved by the Board of Supervisors on June 17, 2014. A Tentative Parcel Map and three Development Plans were approved to subdivide the 7.74-acre lot into three lots for the development of an assisted living/memory care building, affordable senior independent living apartments, community center, and affordable employee/family apartments. Phase 1 of the project has been constructed which includes the construction of the senior independent living apartments and community center building and the three employee/family apartment buildings. The assisted living/memory care building will be constructed in the future under Phase 2 of the project.

On September 27, 2017, the Planning Commission unanimously approved as-built revisions to the project's exterior lighting, drainage design, overall square footage, and grading quantities. As part of their approval, the Planning Commission found the proposed revisions to be in conformance with applicable Santa Barbara County Comprehensive Plan Policies including the Santa Ynez Valley Community Plan, and the Santa Barbara County Land Use and Development Code zoning requirements. These policies and conditions are discussed in detail in the Planning Commission staff report, dated August 10, 2017 (Attachment 6), and Planning Commission Memorandum dated September 14, 2017 (Attachment 5). In their decision to approve the subject revisions, the Planning Commission weighed all of the evidence presented to them, including public testimony by all parties and review of all materials.

C. Appellant Appeal Issues and Staff Responses

On October 9, 2017, the appellant's attorney filed a timely appeal of the Planning Commission's September 27, 2017 decision to approve the project. A facilitation meeting attended by the appellants and their counsel and the applicant's team was held on January 17, 2018. An agreement was not reached between the two parties.

According to the appeal application (Attachment 8), the purpose of the appeal is to reverse the Planning Commission's approval of the proposed revisions to the project to resolve two main concerns: 1) light trespass from the existing 20-ft. tall lights in the parking areas; and 2) a lack of proper retention and diversion of storm water runoff from the project. These issues and staff's responses are summarized below.

Appeal Issue #1: Light Trespass. The appellants state that the required conditions of approval regarding the project's lighting requirements were not completed before final plan approval. The appellants state that the Board of Supervisors should reverse the Planning Commission's 9/27/17 approval of the project until the light trespass is abated.

a) **Issue 1a:** The appellants state that the approved plans and Conditions of Approval included 8-ft. tall fixtures but the developer installed 20-ft. tall, post-mounted light fixtures throughout the parking areas which have illuminated the building to an unacceptable degree and caused light trespass to the neighbors. The appellants contend that the approval of the revisions to the project denies them due process because they did not have an opportunity to protest the installation of 20-ft. tall lights which were not reflected on the approved plans or Conditions of Approval. The appellants cite LUDC section 35.30.120.C.6.a which requires that all outdoor light fixtures that require a permit prior to installation shall be fully shielded (fully cut-off), and Section 35.30.120.C.6.c which requires that light trespass and glare be reduced to the maximum extent feasible through downward directional lighting methods. Additionally, the appellants cite LUDC section 35.30.120.C.7 which requires the submittal of plans and a description of the outdoor fixtures sufficiently complete to enable the plan examiner to readily determine whether compliance with the requirements of subsection C have been met. The appellants cite a letter to the project planner dated April 24, 2014 from the applicant which states "2.9-Project Lighting – The applicant is proposing 8-foot tall, post mounted light fixtures throughout the parking areas" and noted they would be "protecting the naturally dark quality of the neighborhood".

Staff Response: The project plans approved by the Board of Supervisors on June 17, 2014 reference 44 light poles in the parking areas with a height ranging from 8-14 feet. The approved project description states that numerous 8-ft. tall post mounted light fixtures would be located throughout the project's parking areas. The 8-ft. tall light fixtures were proposed by the applicant in their project description and are referenced in their letters to the County.

The applicant is requesting to revise the approved development plans to permit 25 existing parking lot pole lights with a height of 20-ft. The 20-ft. tall lights were installed on the project site as a result of additional analysis completed by the applicant's lighting engineer who determined that the 44 originally proposed 8-ft. tall lights would not provide adequate lighting to meet the Illuminating Engineering Society of North America (IESNA) recommendations for parking lot lighting on the site. The changes to the project lighting were incorporated into the project plans and submitted to Planning and Development (P&D) for building and zoning clearance permits. P&D was unaware of the changes made by the applicant to the lighting plan, and the 20-ft. tall lights were subsequently installed on the site in conflict with the project's conditions of approval.

On March 1, 2016, P&D received a complaint regarding the height of the parking lot lights which were being installed on the project site. P&D responded to the complaint and confirmed through a site visit that the 20-ft. tall lights were not installed in conformance with the project's conditions of

approval, which limits the height of the lights to 8-ft. The applicant was informed by P&D that corrective actions were required to be taken regarding the height of the lights which consisted of replacing the 20-ft. tall lights with the approved 8-ft. tall lights. Rather than replace the lights, the applicant elected to submit an application to P&D to revise the approved development plans to permit the 20-ft. tall lights. A Notice of Violation (NOV) was not issued since the applicant was taking steps to achieve voluntary compliance with the project's inconsistencies with the Conditions of Approval.

The proposed revisions to the project were reviewed by the Planning Commission on August 30, and September 27, 2017. In public comments letters (Attachment 7) and at these hearings, light trespass concerns were raised by the appellants, other neighboring property owners, and W.E. Watch (Save our Stars), a local organization devoted to educating the community about environmental issues affecting the quality of life in the Santa Ynez Valley. In response to these concerns, the Planning Commission's September 27, 2017 approval of the revised lighting plan included the following additional lighting requirements as conditions of approval: 1) limitations to the intensity of lighting output of the parking lot lights between the hours of dusk and 9:00 p.m.; 2) replacement of the light beacon heads on the 20 ft. tall light poles located adjacent to the senior apartment buildings to a design which further minimizes light reflection off the building; 3) the installation of cut-off visors on the porte-cochere lights; 4) turning off the lights located on the second-story northern and eastern facing common use balconies on the senior apartments building at 9:00 p.m., and 5) all project landscaping shall be maintained for the life of the project to avoid any interference with exterior project lighting.

The exterior lighting on the project site is fully shielded (full cut-off) and in compliance with LUDC Section 35.30.120.C.6 (Outdoor Lighting General Requirements). Fully shielded (full cut-off) lights are defined in the LUDC as outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of the lamp. Prior to zoning clearance issuance for the proposed revisions, the applicant would be required to submit a lighting plan which demonstrates that the project is in compliance with LUDC Section 35.30.120.C.7 (Submittal of plans and evidence of compliance).

- b) **Issue 1b.:** The appellants cite the Santa Barbara County Land Use and Development Code (LUDC) Section 35.30.120.C.4.b which states that all outside illumination for aesthetic and decorative purposes that is not fully shielded (full cut-off) shall be prohibited between 9:00 p.m. and sunrise the following day. The Appellants contend that to the extent the lights installed at the project site illuminate the building rather than walk ways, they are aesthetic and decorative only and should be prohibited from 9:00 p.m. until sunrise each day.

Staff Response: The exterior lighting at the Golden Inn & Village project site is fully shielded (full cut-off). Fully shielded (full cut-off) lights are defined in the LUDC as outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of the lamp. The exterior lights at the Golden Inn & Village project are necessary to provide illumination to allow pedestrians and vehicles to travel safely through the project site at night. The lights are not provided strictly for aesthetic and decorative purposes. While exterior illumination of lighting on the site is not prohibited between the hours of 9:00 p.m. and sunrise, the project is conditioned to require that the lights located on the second-story northern and eastern facing common use balconies on the senior apartments building be turned off at 9:00 p.m.

- c) **Issue 1c.:** The appellants contend that with the Planning Commission's 9/27/17 approval of the revised project, the applicant will not be required to take further actions to address light trespass which represents a material deviation from the approved project. The appellants request that the Board of Supervisors reverse the Planning Commission's approval of the revisions to allow for an opportunity to resolve their light trespass issue prior to final approval of the project.

Staff Response: As discussed in the staff response to appeal issue 1a, above, the Planning Commission's 9/27/17 approval included the following additional requirements to the project's as-built lighting conditions: 1) limitations to the intensity of lighting output of the parking lot lights between the hours of dusk and 9:00 p.m.; 2) replacement of the light beacon heads on the 20 ft. tall light poles located adjacent to the senior apartment buildings to a design which further minimizes light reflection off the building; 3) the installation of cut-off visors on the porte-cochere lights; 4) turning off the lights located on the second-story northern and eastern facing common use balconies on the senior apartments building at 9:00 p.m., and 5) maintenance of all project landscaping for the life of the project to avoid any interference with exterior project lighting. Prior to zoning clearance issuance for the proposed revisions, the applicant would be required to submit a lighting plan to P&D which demonstrates that the project is in compliance with the revised conditions of approval.

Appellant Appeal Issue #2: Storm Water Runoff. The appellants request that the Board of Supervisors reverse the Planning Commission's 9/27/17 approval of the project until the storm water runoff is more effectively retained or diverted to protect the neighbors.

- a) **Issue 2a.:** The appellants assert that flooding on Lucky Lane has increased because the Golden Inn & Village's drainage system was not built as approved by the Board of Supervisors. The appellants cite the project's conditions of approval which state:

"Storm water runoff generated from this development will be directed through an on-site storm drain system into a detention basin. Discharge from the basin will be a metered (controlled) outflow, consistent with the predevelopment conditions." and "A portion of the off-site storm water coming from the north will be detained, along with the on-site storm water, to help reduce peak storm flows to the south of the project."

The appellants state that that the Storm Water Control Plan implemented by the applicant does not sufficiently retain or properly divert runoff from the property to the north of the project (YMCA) as required, nor does it adequately address storm water runoff from the project itself. Additionally, the appellants contend that the Planning Commission's 9/27/17 final approval of the plan revisions substantially changes these Conditions of Approval by deleting, editing, and/or waiving them in favor of the project as built which results in a denial of due process to them. The appellant's refer to June 1, 2017 correspondence from the Central Coast Regional Water Quality Control Board (CCRWQCB) to the County stating that the storm water runoff of the Golden Inn & Village property was not built pursuant to approved plans, and disagrees that the Applicant has addressed these issues.

Staff Response: The approved project description states that in order to address drainage concerns from neighboring property owners living to the south of the project site, a portion of the storm water runoff from the YMCA property to the north (which has historically flowed through the existing

drainage swale on the Golden Inn & Village property) would be retained within the drainage basins developed for the Golden Inn & Village project. The applicant is requesting that this requirement be removed from the project description as a part of the subject revisions for conformance with the as-built conditions of the project's drainage system.

The Santa Barbara County Flood Control & Water Conservation District (District) condition letter for the project dated December 19, 2012 (Attachment 10) required the project's drainage system to accommodate the historic runoff generated from upstream drainages within the existing drainage swale on the Golden Inn & Village project site. The District did not require retention of the historic off-site runoff within the new detention basins developed for the Golden Inn & Village project. The detention basins were constructed to retain onsite stormwater runoff only, and mitigate the post development peak flow rate at or below the pre-development peak flow rate for the 2-year through 100-year storm events. Off-site flows are accommodated through the existing drainage swale, per the District's condition letter. The design of the drainage system has been reviewed and approved by the District.

On April 25, 2017, the Central Coast Regional Water Quality Control Board (Water Board) conducted a partial program evaluation of Santa Barbara County's Stormwater Management Program. According to the June 1, 2017 Notice of Violation and Technical Report Order, the Golden Inn & Village project did not meet the following Post-Construction Performance Requirements (Resolution No. R3-2013-0332): Performance Requirement No. 2 for water quality, No. 3 for stormwater volume retention, and No. 4 for peak runoff control of the 2- through 10-year storm events. According to this notice, the stormwater control measures were not constructed according to the approved plans, and the County approved a Stormwater Control Plan (SWCP) that contained calculation errors and design issues. To address these issues, the applicant provided a revised SWCP to the County and Central Coast Water Board for review. The revised SWCP provided as-built measurements of volume storage in the basins and updated calculations for the 2- through 10-year peak flows, which satisfied both the County and the Water Board. On January 25, 2018, the Central Coast Water Board confirmed that the Golden Inn & Village project meets the Performance Requirements of Resolution R3-2013-0332 (Attachment 15).

- b) **Issue 2b.:** The appellants state that the required conditions of approval were not completed before final plan approval and they reference the SWCP. The appellants state that at the May 14, 2014 Planning Commission hearing, it was misrepresented that the necessary SWCP had been submitted to the County, which is a necessary document to procure initial approval. According to the appellants, the County has failed to produce a SWCP contemporaneous to the initial Planning Commission plan approval because this necessary document was not actually presented to the County at that time which renders the initial approval of the project on May 14, 2014 as improper. The appellants cite LUDC Section 35.30.180 – Storm Water Runoff Requirements.

Staff Response: Prior to approval of the project by the Board of Supervisors in 2014, the applicant submitted a Preliminary Drainage Report (Attachment 11). This report analyzed how stormwater would be managed and detained on-site and was the necessary document required by the County for discretionary approval of the project. A letter detailing the proposed treatment of storm water runoff (Attachment 12), and two memorandums (Attachments 13, 14) were submitted to the County to provide additional information for how the project would comply with the newly adopted Regional Water Quality Control Board (RWQCB) requirements.

The Santa Barbara County Flood Control & Water Conservation District and Public Works Project Clean Water condition letters for the approved project (Attachments 9 & 10) did not require the applicant to submit a SWCP prior to discretionary approval of the project by the Board of Supervisors. The Project Clean Water condition letter states that prior to issuance of zoning clearance, land use clearance, or building or grading permits (whichever comes first), the applicant must submit to the Water Resources Division either: A) improvement plans, grading & drainage plans, and a drainage study; or B) a Storm Water Quality Management Plan or its equivalent. At a minimum, the applicant was required to show the locations of all impervious surfaces and their drainage treatment areas, demonstrate how the treatment areas complied with the conditions by treating storm water runoff, and include a long-term maintenance plan appropriate for the proposed facilities. The Flood Control condition letter states that prior to issuance of a zoning clearance the applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval. The applicant submitted the required information to Project Clean Water, and Flood Control staff who provided a sign-off to Planning and Development for the March 4, 2015 issuance of the zoning clearance for Phase 1 of the project.

The proposed project meets the requirements of LUDC Section 35.30.180 (Storm Water Runoff Requirements) which requires project-appropriate controls to be in place to prevent or minimize water quality impacts. As discussed in the staff response to Appeal Issue 2a above, on January 25, 2018, the Water Board confirmed that the project meets the Performance Requirements of Resolution No. R3-2013-0332, including water quality treatment. Phase 2 of the project is required to comply with the Project Clean Water requirements included in their condition letter dated August 17, 2017.

- c) **Issue 2c.:** The appellants state that their proposal to the applicants to install a “Texas crossing” which would allow for appropriate dissipation and disbursement of storm water to prevent future flooding but this was not accepted by the applicants. Instead, the applicants suggested that the appellants increase their own culvert to divert water to the downstream neighbors. The appellants are concerned that widening the culvert would exacerbate conditions to the south. They request that the Board of Supervisors reverse the Planning Commission’s 9/27/17 approval of the project to allow them to continue to work with the applicant in order to resolve this issue.

Staff Response: As discussed in the staff response to appeal issue 2a, above, the Santa Barbara County Flood Control & Water Conservation District has reviewed the project’s drainage system and determined that the design is adequate to accommodate storm water runoff from the project. The construction of a “Texas crossing” over Lucky Lane is an off-site improvement that is not required by the District.

D. Other Project Objections Raised by the Appellants

In addition to the two appeal issues discussed above, the Appellants state that their review of the project reveals a “troubling history of obfuscation, rushed approvals to procure project funds, and a failure to abide reasonable mitigation efforts to protect neighbors from light trespass and stormwater runoff.” The Appellants refer to “other improper actions” related to the project, “including the approval of over 7,000 additional square feet without submission of a publicly noticed application for revision and additional plans (which may have afforded another opportunity to address the lights and stormwater runoff), and the inconsistent manner in which this project was described in public notices, thus causing a deprivation of due process.” The appeal letter references documents provided pursuant to Public Records Act

Requests. A summary of the objections to the approved project raised by the Appellants and staff's responses are included below.

- a) **Increase in Square Footage:** The Appellants state that there have been breeches of County ordinances, and they reference a February 25, 2015 issuance of a permit revision to approve in excess of 6,220 additional square feet to the project's buildings plus 1,100 additional square feet to the project's trellises. The Appellants note that Santa Barbara County generally only allows the lesser of 1,000 square feet or 10% deviation to be approved.

Staff Response: The original project approved by the Board of Supervisors in 2014 consisted of approximately 109,500 sq. ft. of structural development. Subsequent to the Board of Supervisor's approval of the project, the applicant determined that increases to the approved square footage of the project were needed in order to meet California Tax Credit Committee (CTAC) requirements for minimum unit size, and to provide full accessibility in bedrooms, kitchens and bathrooms. An increase in the approved square footage of 9,094 sq. ft. was approved in 2015 through two Substantial Conformity Determinations. This total did not include 7,050 sq. ft. of exterior porches and patios that were depicted on the plans for the senior apartments/community center and employee/family apartment buildings (Bldg 2-5). In addition, approximately 255 sq. ft. of area was added to these buildings overall during the building plan check process.

In order to be consistent with the approved building plans, a revision to the project description is proposed to include the additional square footage associated with the exterior porches and patios (7,050 sq. ft.) and area added to the project overall during the building plan check process (255 sq. ft.). With the inclusion of this additional square footage, the total as-built gross square footage of Phase 1 of the project (Bldgs 2-5) is approximately 88,908 sq. ft. Phase 2 of the project includes the future construction of the assisted living/memory care building of 36,991 sq. ft. (Bldg 1). Upon completion of this phase, the total overall gross square footage of structural development would be approximately 125,899 sq. ft. The overall increase in square footage from the project's approval in 2014 is approximately 9,349 sq. ft. since the remaining 7,050 sq. ft. of structural development is attributed to exterior porches and patios which were shown on the project plans but were not included in the square footage amounts described in the project description.

The Substantial Conformity Determination (SCD) Guidelines included as Appendix H of the LUDC (Attachment 16) contains the procedures and criteria to be used in determining whether proposed changes to approved projects are in substantial conformity with the approved plans. The Department considers key issues such as the potential for alteration to the scope and intent of the project the review authority acted on, changes to the public's perception of the project, public controversy, and the potential for an increase in environmental impacts or the need for additional mitigation measures. To assist in determining whether proposed changes to approved projects are in substantial conformity with the approved plans, the Department also compares the request with criteria (a-o) in Appendix H. Criterion (f) states that the change does not result in an increase of 1,000 sq. ft. or more than 10 percent of building coverage of new structures over total project approval, whichever is less.

The project changes were found to be in Substantial Conformity with the approved project since the additional square footage did not result in additional environmental impacts not previously analyzed or the need for additional mitigation measures, and the project was not (at that time) the subject of public controversy. Although the changes resulted in an increase of more than 1,000 sq. ft. of

building coverage, the additional square footage represented a minor increase to the overall project. In addition, the scope and intent of the project which was approved by the Board of Supervisors was not significantly altered by the additional square footage. The changes to the project were noticed pursuant to County requirements.

- b) **Building Height:** The appellants state that the buildings are in excess of maximum approved building heights.

Staff Response: The approved project description states that the assisted living/memory care facility would be 27 ft. in height, the senior independent living apartments/senior apartment building would be 29 ft. in height, and the employee/family apartments would be 23' 6" in height. The building heights are denoted on the plans approved by the Board of Supervisors as the mean height which is measured from the tallest peak of the building to the uppermost wall plate. LUDC Section 35.30.090.C.1 states that the height of a structure shall be the vertical distance between the existing grade and the uppermost point of the building directly above that grade (maximum height). For consistency with the LUDC, the proposed project includes a request to revise the project description to reference the maximum building heights of the independent living/senior apartment building, and the employee family apartment buildings (35 ft. and 26' 6", respectively). It should be noted that subsequent to project approval, refinements were made to the grading plans which resulted in the finished grade in the southern portion of the independent living/senior apartment building to be lowered by 6 ft. Due to this change in finished grade, the height of this portion of the building increased to a mean height of 30' 11" which correlates to a maximum building height of 35 ft. The proposed project remains consistent with the 35 ft. building height limitation for the Design Residential Zone District.

- c) **Public Noticing:** The appellants state that the project has been described in an inconsistent manner in public notices, thus causing a deprivation of due process.

Staff Response: Project noticing for this project has been completed in accordance with LUDC Section 35.106 – Noticing and Public Hearings.

- d) **Plan Approvals:** The appellants state that multiple versions of plans were presented to different commissions (including three different versions of plans stamped approved on March 4, 2015).

Staff Response: Only one version of conceptual level project plans received discretionary review and approval by the Planning Commission and Board of Supervisors in 2014. Following discretionary approval of the project, the applicant prepared fully engineered construction level building and grading plans which were necessary to obtain building and grading permits for Phase I of the project.

The following project plans were stamped approved on March 4, 2015 on the date that the zoning clearance for Phase 1 of the project was issued: 1) Zoning Clearance plans (Case No. 14ZCI-00000-00113) for Phase 1 of the project which received final approval by the Central Board of Architectural Review (CBAR) on December 12, 2014; 2) Building plans for the senior apartment building and community center (Case No. 14BDP-00000-00978); and, 3) Building plans for the employee/family apartment buildings (Case Nos. 14BDP-00000-00979, -00980, -00981); and 4) project grading plans (Case No. 14GRD-00000-00167).

The plans required for the issuance of building and grading permits are fully engineered construction level plans which include a higher level of detail than is required for zoning clearance. The engineered building plans include more information than what is depicted on the plans for a zoning clearance or the conceptual level plans which were presented to the Planning Commission and Board of Supervisors for discretionary project approval in May and June of 2014.

- e) **Grading Permit Approval:** The appellants state that on 3/5/15, a grading permit was issued but did not have the conditions of approval listed on it as is required which is another example of a denial of due process.

Staff Response: The project is not conditioned to require the conditions of approval to be listed on the grading permit. The applicable grading provisions from the conditions of approval are included on the grading plans, as required.

Fiscal and Facilities Impacts: Budgeted: Yes

The costs for processing appeals are provided through a fixed appeal fee and funds in P&D's adopted budget. P&D will absorb the costs beyond the Appellants paid appeal fee of \$659.92. Total costs for processing the appeal are approximately \$13,000.00 (60 Planner hours). Staff work to process appeals is funded in the Planning and Development Permitting Budget Program, as shown on Page D-286 of the FY 2017-2018 budget.

Special Instructions:

The Clerk of the Board shall fulfill all noticing requirements. The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on March 20, 2018. The notice shall appear in the Santa Ynez Valley News (labels attached). A minute order of the hearing shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos. A second minute order of the hearing shall be forwarded to the Planning and Development Department, Development Review, Attention: Dana Eady.

Attachments:

1. Board of Supervisors Findings
2. Board of Supervisors Conditions of Approval
3. CEQA Addendum to 14NGD-00000-00007, dated February 14, 2018
4. Planning Commission Action Letter, dated October 13, 2017
5. Planning Commission Memorandum, dated September 14, 2017
6. Planning Commission Staff Report, dated August 10, 2017
7. Planning Commission Public Comment Letters (8/30/17 and 9/27/17 Hearings)
8. Appeal Application to the Board of Supervisors
9. Public Works Project Clean Water Condition Letter, dated January 31, 2013
10. Flood Control & Water Conservation District Condition Letter, dated December 19, 2012
11. Preliminary Drainage Report (EDA, November 21, 2012, updated March 13, 2013)
12. Letter Re: Treatment of Stormwater Runoff (EDA, March 6, 2013)
13. Memorandum Re: Preliminary Hydrology Report (CDS, September 17, 2013)
14. Memorandum Re: Water Quality Requirements (CDS, March 4, 2014)

15. Central Coast Water Board email dated 1/25/18

16. Appendix H - Substantial Conformity Determination Guidelines

17. Project Plans

Authored by:

Dana Eady, Planner, (805) 934-6266

Development Review Division, Planning and Development Department

ATTACHMENT 1: FINDINGS

1.0 CEQA FINDINGS

1.1 FINDING THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED (PER CEQA SECTION 15162)

CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

The Board of Supervisors has considered the Addendum dated February 14, 2018 (Attachment 3) together with the previously adopted Mitigated Negative Declaration, 14NGD-00000-00007, for the revisions to the approved Golden Inn & Village Development Plans (12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006). The Addendum reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA. The Addendum, together with the Golden Inn & Village Mitigated Negative Declaration (14NGD-00000-00007), is adequate for this proposal. On the basis of the whole record, including the Addendum and the Golden Inn & Village Mitigated Negative Declaration (14NGD-00000-00007), and any public comments received, the Board of Supervisors finds that the project changes described in the Addendum are only minor technical changes or additions. As discussed in the Addendum to the Mitigated Negative Declaration dated February 14, 2018, incorporated herein by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15162 since there are no substantial changes proposed in the project which will require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) requires the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum prepared for the project, dated February 14, 2018, addresses the following issue areas: Aesthetics/Visual Resources, Air Quality, Agricultural Resources, Biological Resources, Cultural Resources, Energy, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Historical Resources, Land Use, Noise, Public Facilities, Recreation, Transportation/Circulation and Water Resources/Flooding. The Addendum dated February 14, 2018, incorporated herein by reference, finds that the Golden Inn & Village Mitigated Negative

Declaration (14NGD-00000-00007), as amended, may be used to fulfill the environmental review requirements of the current project. Since none of the following have occurred, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15162 and 15164: there are no substantial changes proposed in the project which will require major revisions to the Mitigated Negative Declaration; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

2.0 ADMINISTRATIVE FINDINGS

2.1 DEVELOPMENT PLAN FINDINGS

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

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

The proposed revision permits as-built changes to the approved project's lighting, drainage, grading quantities, building heights and overall square footage. No changes to the density of residents and employees living and working at the project site will occur as a result of the proposed revisions. The project includes a revision to the project description to reflect an additional 7,050 sq. ft. of as-built exterior deck areas (porches and balconies) to the overall square footage of the buildings housing the senior independent living apartments and community center, and the employee family apartments as well as 255 sq. ft. of area which was added to these buildings overall during the building plan check process. No additional rooms or living spaces will be added to the project as a result of this additional square footage.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated August 10, 2017, incorporated herein by reference, the exterior design of the project is in character with the rural/western feel of Santa Ynez. The Central Board of Architectural Review has reviewed and approved Phase 1 of the project, including the project's exterior lighting. The design of the parking lot lights are in conformance with the scale and character of the existing community and are consistent with the height and design of the parking lot lighting on adjacent surrounding parcels. For example, the Channel Islands YMCA, Santa Ynez High School and the Santa Ynez Valley Christian Academy located adjacent to the project site all contain parking lot lights of approximately 20 feet in height. The site is adequate in terms of location, physical characteristics, shape, and size to continue to accommodate the density and intensity of development. Therefore, this finding can be made.

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

As discussed in the Addendum to the Mitigated Negative Declaration (14NGD-00000-00007) prepared for the Golden Inn & Village project dated February 14, 2018, incorporated herein by reference, the proposed revisions to the Development Plans will not result in new potentially significant impacts or an increase in the severity of impacts identified in 14NGD-00000-00007. All potentially significant impacts identified in 14NGD-00000-00007 will continue to be mitigated to less than significant with the incorporation of mitigation measures as conditions of approval for the project. Therefore, the project is consistent with this finding.

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

As discussed in the Addendum to the Mitigated Negative Declaration (MND) 14NGD-00000-00007 dated February 14, 2018, incorporated herein by reference, the as-built revisions to the approved Development Plans will not cause additional impacts to traffic/circulation than those that were identified in the MND. No changes to the density or intensity of the approved project will occur as a result of the proposed revisions to the project description. The MND analyzed the traffic impacts of the project considering County thresholds of significance and concluded that project-generated traffic will not cause a significant impact. In addition, project generated traffic was analyzed for consistency with County traffic policies and found to be consistent. Thus, the streets and highways in the project area are adequate to continue to carry the type and quantity of traffic generated by the project. No improvements to streets and highways in the area will be required at this time. Therefore, this finding can be made.

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

As discussed in Section 6.2 of the Planning Commission staff report dated August 10, 2017, incorporated herein by reference, no additional public or private services are required for the project, and existing services will continue to be adequate. Water will continue to be provided by the Santa Ynez River Water Conservation District – Improvement District #1, which draws its water from the Santa Ynez Uplands Groundwater Basin. Access to the site will continue to be provided by two existing driveways accessed from Refugio Road. Fire protection services will continue to be provided by the Santa Barbara County Fire Dept. Station 32 located at 906 Airport Road in Santa Ynez. Police protection will be provided by the County Sheriff. The Santa Ynez Community Services District will continue to provide wastewater treatment and disposal service for the project. Therefore, the project is consistent with this policy.

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

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated August 10, 2017, incorporated herein by reference, the revisions to the approved Development Plans will not be detrimental to the comfort, convenience, general welfare, health and safety of the neighborhood and are compatible with the surrounding area. The exterior design of the approved project is in character with the rural/western feel of Santa Ynez, and no changes to the existing project's design are proposed as a part of the revision. The Central Board of Architectural Review has reviewed and approved Phase 1 of the project, including the 20 ft. tall parking lot lights. The lights are in conformance with the scale and character of the existing community and are consistent with the height and design of the parking lot lighting on adjacent surrounding parcels. For example, the Channel Islands YMCA, Santa Ynez High School and the Santa Ynez Valley Christian Academy located to the north, northwest, and west of the project site all contain parking lot lights of approximately 20 feet in height.

The revised project's lighting plan is conditioned with the following provisions: 1) limitations to the intensity of lighting output of the parking lot lights between the hours of dusk and 9:00 p.m.; 2) replacement of the light beacon heads on the 20 ft. tall light poles located adjacent to the senior apartment buildings to a design which further minimizes light reflection off the building; 3) the installation of cut-off visors on the porte-cochere lights; and 4) turning off the lights located on the second-story northern and eastern facing common use balconies on the senior apartments building at 9:00 p.m. The exterior lighting on the project site is fully shielded (full cut-off) and in compliance with LUDC Section 35.30.120.C.6 (Outdoor Lighting General Requirements).

To provide additional screening of the project from adjacent properties, the applicant modified the approved landscaping plan through a Substantial Conformity Determination to replace the trees in the parking island in the southern parking lot from deciduous to evergreen (36" box Coast Live Oak trees), and pepper trees were planted along the southern property line. The fencing along the southern and eastern boundary of the property adjacent to the existing residences was changed from 3'6" high post-and-rail fencing to a 6 ft. high wooden privacy fence.

As discussed in the Addendum to the Mitigated Negative Declaration, dated February 14, 2018, incorporated herein by reference, the revisions to the project description addressing overall gross square footage, building height, site drainage, and bio-retention do not substantially alter the scale or character of the approved project which was found to be consistent with the Comprehensive Plan (Board of Supervisors Action Letter dated June 24, 2014, incorporated herein by reference). No additional rooms or living spaces will be added to the project as a result of the revision.

The project has been designed in accordance with the requirements of the Santa Barbara County Project Clean Water and Flood Control & Water Conservation District. The

proposed project meets the requirements of LUDC Section 35.30.180 (Storm Water Runoff Requirements) which requires project-appropriate controls to be in place to prevent or minimize water quality impacts. On January 25, 2018, the Water Board confirmed that the project meets the Performance Requirements of Resolution No. R3-2013-0332, including water quality treatment. Phase 2 of the project is required to comply with the Project Clean Water requirements included in their condition letter dated August 17, 2017. Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas. Therefore, the project is consistent with this finding.

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

As discussed in Section 6.3 of the Planning Commission staff report dated August 10, 2017, and the Board of Supervisors Action Letter dated June 24, 2014, incorporated herein by reference, the project complies with the requirements of the Land Use and Development Code (LUDC). As discussed in Section 6.2 of the Planning Commission staff report dated August 10, 2017, and the Board of Supervisors Action Letter dated June 24, 2014, incorporated herein by reference, the approved project and proposed revisions, as conditioned, are consistent with the applicable policies and development standards of the Comprehensive Plan, including the Santa Ynez Valley Community Plan. Therefore this finding can be made.

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

The project site is located in the Santa Ynez Valley Community Plan urban township area. Therefore, this finding does not apply to the project.

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

There are no existing public easements on the subject parcel. Therefore, the project is consistent with this finding.

B. Additional finding required for Final Development Plans. In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.

The project consists of a revision to the Final Development Plans, and does not involve a previously approved Preliminary Development Plan. The Board of Supervisors may consider the Final Development Plans as both a Preliminary and Final Development Plans. Therefore, this finding can be made.

C. Additional finding required for a 5 foot reduction in the required 15 foot rear yard setback requirement on proposed parcel 1. At the time the Preliminary or Final Development Plan is approved, or subsequent amendments or revisions are approved, the review authority may modify the distance between structures, landscaping, parking except as provided within Subsection H.1.a below, screening requirements, setbacks, structure coverage, structure height limit, or yard areas specified in the applicable zone and Chapter 35.36 (Parking and Loading Standards) when the review authority finds that the modification is justified.

Allowing the previously approved reduction in the side yard setback from 15 ft. to 10 ft. is justified as it will allow the proposed Memory Care/Assisted Living Facility, and Senior Independent Living Apartments/Community Center buildings to be located in close proximity to provide senior citizens with safe and convenient access between the two uses.

ATTACHMENT 2: CONDITIONS OF APPROVAL

The Golden Inn & Village Development Plan Revisions
Case Nos. 17RVP-00000-00046 to 12DVP-00000-00014
17RVP-00000-00071 to 13DVP-00000-00005
17RVP-00000-00072 to 13DVP-00000-00006
Date: March 20, 2018

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Plan Revision is based upon and limited to compliance with the project description, the hearing exhibits marked 1-12, dated March 20, 2018, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The project description approved by the Board of Supervisors on June 17, 2014 has been updated to reflect the completion of Phase 1 of the project as well as the changes which were previously approved by the Director of Planning and Development through Substantial Conformity Determinations. The proposed revisions to the project description (Case Nos. 17RVP-00000-00046, 17RVP-00000-00071 and 17RVP-00000-00072) which are subsequent to the most recently approved Substantial Conformity Determination are shown in ~~strike through~~ and underline format as follows:

Hearing on the request of Lisa Plowman of RRM Design Group, agent for Golden Inn & Village Senior, LP, Golden Inn & Village Family, LP, and The Rona Barrett Foundation, owners, to revise the Golden Inn & Village Development Plans (Case Nos. 12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006) to approve as-built changes to the parking lot lighting, site drainage, grading quantities overall square footage, and building heights in compliance with Section 35.84.040 of the County Land Use and Development Code.

The Golden Inn project would create a campus-like development intended to provide a mix of housing types and senior services that would include an Assisted Living/Memory Care Facility, Independent Living Senior Apartment Complex, a Senior Community Center, and Low Income Employee/Family Apartments.

Parcel Map, General Plan Amendment, and Rezone

On June 17, 2014, the Santa Barbara County Board of Supervisors approved a Parcel Map, Case No. 12TPM-00000-00009 (TPM 14,794) to divide the 7.3-gross acre lot into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2) and 2.1 acres (Proposed Parcel 3). Parcel 1 would host the proposed Assisted Living/Memory Care building, Parcel 2 is developed with the proposed Independent Living Senior Apartments and Senior Community Center, and Parcel 3 is developed with the Low Income Employee/Family Housing units. The request also included a General Plan Amendment, Case No. 12GPA-00000-00002 to change the property's land use designation from RES-1.0 (Residential, one dwelling unit per acre) and a Rezone, Case No. 12RZN-00000-00002 to change the property's zoning designation as follows:

Parcel 1: Office and Professional (P) land use designation and Professional/Institutional (PI) zoning. 2.2 net acres in size.

Parcel 2: Residential 30.0 (RES-30) land use designation and Design Residential 25.0 (DR-25) zoning. 3.0 net acres in size.

Parcel 3: Residential 20.0 (RES-20) land use designation and Design Residential 14.0 (DR-14) zoning. 2.1 net acres in size.

Assisted Living/Memory Care (Parcel 1)

The assisted living/memory care facility portion of the project would include 60 beds intended to serve those in need of assisted living services (40 beds) and those that have more advanced memory care needs (20 beds). The facility would be approximately 36,991 gross square feet in size and two stories with a building height of 27 feet. The memory care units and common facilities would be on the ground floor and the assisted living units and an exercise room would be on the second level. This facility would include a commercial kitchen which could provide meals for those living in the facility. The facility would also provide space for dining for residents/guests, reception/lounge area, a nursing station, and offices for staff. This facility would be owned and operated by an organization that specializes specifically in elder memory care. This facility is anticipated to require up to 50 employees that would work in three shifts. Approximately 15 staff would be in the facility during any one particular shift.

In order to provide convenient access to the common facilities in the Community Center for those living in the assisted living/memory care facility, these two buildings are proposed to be located in close proximity to each other. As a result, the assisted living/memory care facility would not meet the required 15 foot side yard setback identified in the Professional Institutional zone district. The project includes a request to reduce the rear yard setback of Proposed Parcel 1 to 10 feet from the required 15 foot side-yard setback under Land Use Development Code Section 35.82.080.H.

Low Income Senior Independent Living Apartments (Parcel 2)

The Low Income Senior Independent Living Apartment portion of the project includes 60 units owned and operated by the Housing Authority of the County of Santa Barbara. The unit mix includes 20 studio apartments and 40 one-bedroom apartments. Each unit includes independent kitchen facilities, but the residents have the choice of having meals provided in the dining facility in the community center. As noted above, the building faces the assisted living/ memory care building which creates a common courtyard between them. The building housing the low income senior apartments and the senior community center facilities is approximately ~~52,250~~ 58,424 gross square feet (including approximately 5,964 gross sq. ft. of exterior deck areas (porches and balconies)). The portion of the structure dedicated for the apartments totals approximately 39,877 gross square feet. This building is two stories with a building height of 35 ft.~~25 feet~~

Common Senior Facilities (Parcel 2)

The Senior Community Center includes the common senior facilities, senior support services (e.g., hair salon, nail salon), and offices for the Housing Authority and Community Center staff. This portion of the building is approximately 12,582 gross square feet and is two stories with a maximum

building height of 35 ~~ranging between 25 to 29~~ feet. Approximately 12 staff associated with uses in the Community Center, including a manager for the senior apartments would live on-site. The building also includes a dining room and kitchen where meals are prepared on-site. As noted above, residents of the low income apartments may participate in the voluntary meal plan and meals may be served to those utilizing the Senior Community Center. It is anticipated that the Senior Community Center will accommodate a maximum of 50 daily visitors. Approximately 75%, of the visitors come from off-site and approximately 25% come from on-site. The Community Center operates from 7:30 AM-7:30 PM.

The Housing Authority of the County of Santa Barbara owns and manages the Senior Apartments. In addition, the Housing Authority would own and participate in the management of the Community Center along with a local non-profit such as Friendship Center of Santa Barbara. As depicted on the site plan, the senior campus has been laid out to create a central courtyard that is surrounded by the Assisted Living/Memory Care Facility to the north, the Community Center to the west and the Low Income Independent Living Senior Apartments to the south. The courtyard provides a place for seniors and those visiting the community center to enjoy the surroundings in an outdoor setting.

Low Income Employee/Family Apartments (Parcel 3)

Parcel 3 is developed with 27 Low Income Employee/Family Apartments located in three separate buildings. Qualifying on-site employees are given first preference to these units to limit traffic trips for commuting and reduce the need for onsite parking. Approximately 12 of the units are occupied by onsite employees. Units that are not occupied by employees are made available to qualifying members of the general public. The Housing Authority of the County of Santa Barbara owns and manages the low-income apartments. Seven (7) one-bedroom apartments, ten (10) two-bedroom apartments, and ten (10) three-bedroom apartments are organized in three separate buildings as follows:

- Building 3 totals approximately ~~8,171~~ 8,506 gross square feet in size including four (4) two-bedroom units as follows: Unit 2A – 3 units @ 858 gross sq. ft., and one unit @ 857 gross sq. ft. and four (4) three-bedroom units (Units 3A), each of approximately 1,081, 1,082, 1,146, and 1,147 gross sq. ft. in size. This building includes approximately 313 sq. ft. of exterior deck areas (porches and patios).
- Building 4 totals approximately ~~40,137~~ 10,598 gross square feet in size including seven (7) one-bedroom units as follows: Unit 1A (2 units) – 689 gross sq. ft., and 695 gross sq. ft., Unit 1B (2 units) – 726 gross sq. ft., and 720 gross sq. ft., Unit 1C (2 units)– 686 gross sq. ft. and 688 gross sq. ft., Unit 2D – 720 gross sq. ft.; two (2) two-bedroom units as follows: Unit 2A – 852 gross sq. ft., Unit 2B – 921 gross sq. ft.; and two (2) three-bedroom units as follows: Unit 3A (2 units) – 1,069 gross sq. ft., and 1,140 gross sq. ft. This building also includes a 655 gross sq. ft. community room for use by the residents of the units. This building includes approximately 460 sq. ft. of exterior deck areas (porches and patios).
- Building 5 totals approximately ~~8,171~~ 8,506 gross square feet in size including four (4) two-bedroom units as follows: Unit 2A – 3 units @ 858 gross sq. ft., and one unit @ 857

gross sq. ft. and four (4) three-bedroom units (Unit 3A), each of approximately 1,081, 1,082, 1,146, and 1,147 gross sq. ft. This building includes approximately 313 sq. ft. of exterior deck areas (porches and patios). Each of the buildings is two stories with a maximum building height of 26 ft. 6 in. (23 feet 6 inches). This portion of the project includes common amenities made available for use to the residents including barbeque areas near the units, a communal barbeque area and tot lot to the south of the apartments, and a community room.

Phasing

The proposed project would be constructed in two separate phases. Phase 1 of the project which includes the senior independent living apartments, community center, and the employee/family apartment buildings has been constructed. The future development of Phase 2 of the project will include the proposed assisted living/memory care building.

Access and Internal Circulation

Site access consists of two entrances/exits located off Refugio Road. Primary site access is provided approximately 150 feet south of Highway 246 by a formal entrance driveway. Near this entrance, a small turning circle allows people to drop seniors off at the community center or the low income senior apartments and then exit the site without using the internal circulation. A second drop off location in the form of a porte cochere is located directly north of the turning circle for the residents of the assisted living/memory care facility. The site's internal circulation system extends along the outer boundaries of the site in order to provide access to the low-income employee/family units, on-site parking areas and the common recreational areas. A secondary entrance/exit is provided on Refugio Road approximately 150 feet south of the primary entrance. An internal network of walking paths provides pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, is located between the senior facilities and the low-income employee/family housing. This path would provide access into the courtyard area situated between the two senior facility buildings on Parcels 1 and 2. Additional footpaths and a foot bridge are located over the vegetated-swale to create direct access to the employee family housing from the senior facilities. The project also includes a 5 to 8-foot wide multi-use path adjacent to Refugio Road. This pathway mirrors the existing pathway which fronts the YMCA property on the north side of Highway 246 and provides for pedestrian travel along the roadway similar to a sidewalk.

Grading, Drainage, Hydrology, Bio-Treatment

The project site has been graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents. Grading for the project included approximately ~~15,000~~ 9,200 cubic yards of cut, and ~~15,000~~ 14,500 cubic yards of fill, and 5,300 cubic yards of import. ~~with all material to be balanced onsite.~~

The site is at a lower elevation than State Highway 246. The Highway ranges between 610 to 616 feet and the finished grade of the project site will range between 597 feet at the southern end (excluding the proposed detention basins) and 604 at the northern portion of the site adjacent to the

highway. As such the senior facilities are approximately 10-12 feet below the highway, and the affordable employee/family housing buildings are approximately 10 feet below the highway.

Storm water runoff generated on-site is directed through an on-site storm drain system into two detention basins located in the southern portion of the site. The basins have been designed in a manner that will allow them to remain as accessible open space during dry periods. Off-site drainage is conveyed through the project site via a combination of storm drain pipes under parking areas as well as through the existing vegetated swale located along the western property line of Parcel 3. The vegetated swale will continue to collect storm water from areas north of the site including the YMCA property across Highway 246 and direct it to the existing natural drainage feature which extends south of the proposed basins. ~~In an effort to address concerns expressed by property owners to the south regarding the increase in storm water runoff since the development of the YMCA to the north, the applicant has agreed to detain a portion of the off-site storm water in the proposed detention basins.~~

The vegetated swale which bisects the parcel is identified as a blue line intermittent seasonal ephemeral drainage. The swale, with a central channel approximately 1 foot wide in the north-central portion of the property, discharges into a constructed drainage in the south-central portion of the property. To improve and enhance the existing swale and constructed drainage, a bio-treatment area within the swale was designed in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. The grading plan prepared for the project maintained the swale and constructed drainage in its current location.

Open Space, Landscaping & Recreation

A significant portion of each parcel is dedicated to common open space, landscaping and recreational areas. A breakdown per parcel is provided below:

- Parcel 1 - Approximately 37% of the parcel dedicated to common open space and landscaping.
- Parcel 2 – Approximately 43% of the parcel is dedicated to common open space, landscaping and recreational areas.
- Parcel 3 – Approximately 44% of the parcel is dedicated to common open space, landscaping and recreational areas.

A series of internal courtyards would be developed at the center of the senior facilities to create areas for respite and recreation for residents. The courtyard includes planter boxes for the residents to grow flowers and/or vegetables. The Landscape Plan for the Golden Inn includes new trees, plants and groundcover, all of which are consistent with known water conservation standards. On-site trees and plantings include but are not limited to: valley oak, coast live oak, sycamore, western redbud, fruitless olive, Raywood ash, lilac, fuchsia, lavender lemonade berry, rock rose, flax lily, jasmine, blue eyed grass, and sage. Please refer to the Landscape Plan for a complete plant list and for more detailed information. A tot-lot and barbeque area are developed at the southeastern corner of the site

intended to serve onsite employees and residents. Two smaller barbeque areas are located directly adjacent to the low-income employee/family units on Parcel 3.

Parking

Parking for each of the uses and buildings included with the project are provided along the exterior boundaries of the site. Two carports totaling approximately 2,387 sq. ft. are located at the southeast corner of the project site between building 5 and the detention basin to the south. The table below outlines the parking provided by the project.

USE & STANDARDS	REQUIRED PARKING	PROVIDED PARKING
60 Assisted Living/Memory Care Beds 1 space/3 beds 1 space/3 employees	20 17	20 17
Senior Community Center - 50 Seniors 1 space/10 seniors 1 space/2 employees	5 6	5 6
2,400 s.f. Housing Authority Office Space 1 space/300 s.f.	8	8
60 Senior Apartments 1 space/unit	60	60
27 Employee/Family Apartments 1 space/1 bedroom 1 space/2 bedroom 2 spaces/3 bedroom	7 10 20	7 10 20
Guest Parking for 87 Units 1 space/5 units	18	18
PROJECT TOTAL	171	171

Project Lighting

Numerous 8-foot tall, post-mounted light fixtures ~~Twenty-Five (25) post mounted light fixtures each with a maximum height of 20 feet~~ are located throughout the project’s parking areas. The 20-ft. tall parking lot pole lights located on parcel 2 shall operate at a maximum intensity of 80% output between dusk and 9:00 p.m. The 20-ft. tall pole light located in the tot-lot play area shall operate at a maximum intensity of 50% output between dusk and 9:00 p.m. Between the hours of 9:00 p.m. and dawn, all of the lights shall be dimmed to 50% output.

The lights located on the second-story northern and eastern facing common use balconies (senior apartments/community center building) shall be turned off at 9:00 p.m. All of the lights on the porte cochere shall include cut-off visors and be oriented downward. The sconces located on the exterior of the Senior Independent Living Apartments/Community Center Building (Bldg 2) shall include a top lens cap to ensure that there is no up-lighting from the fixtures. The southeastern exit light shall include a low wattage incandescent lamp. The beacon heads on the 20-ft. tall light poles located adjacent to the

senior apartments/community building shall be designed to minimize light reflection off of the building. The existing beacon light heads located on the two 20'ft. tall parking lot lights located at the southeastern corner of the Senior Independent Living Apartments/Community Center Building (Bldg 2) shall be replaced with the light head depicted on page 8 of the Planning Commission staff presentation dated September 27, 2017.

Bollard style lighting is used to illuminate area walkways, providing safe travel for residents, staff and guests to each of the buildings from adjacent parking areas. A Dark Sky lighting plan has been prepared for the project which highlights the type of lighting that would be used in the project.

Public Services

The project site is served by the Santa Ynez River Water Conservation District – Improvement District #1, the Santa Ynez Community Service District and the County Fire Protection District. In order to address increased bus ridership due to project development, and to minimize project trip generation, installation of a new Santa Ynez Valley Transit (SYVT) bus stop/shelter on Hwy 246 has been provided.

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES from NEGATIVE DECLARATION 14NGD-00000-00007

- 3. Aest-04 BAR Required:** The applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and lighting plan) shall be compatible with vicinity development.

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

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

- 4. Aest-10 Lighting:** The 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 applicant shall install timers or otherwise ensure lights are dimmed after 9 p.m.

PLAN REQUIREMENTS: Prior to zoning clearance issuance, the applicant shall develop a

Lighting Plan for P&D & BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: Prior to Final Building Inspection Clearance, permit compliance monitoring staff shall inspect to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. 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 native oak trees which could potentially be damaged as a result of construction related activities. 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 with chain-link or other material satisfactory to P&D (e.g. temporary orange construction fencing). Fencing at least 3 ft. in 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 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. The following are not permitted:
 - a. Cutting any roots of one inch in diameter or greater.
 - b. Tree removal and trimming.

8. 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 issuance of zoning clearance. Plan components shall be included on all plans prior to the issuance of grading 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.

6. **Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 ([www.countysb.org/government/county_ordinance_code/Chapter 14 14-9](http://www.countysb.org/government/county_ordinance_code/Chapter_14_14-9) and 14-29 – refer to Erosion and Sediment Control Plan Requirements.)

PLAN REQUIREMENTS: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits/Zoning Clearances. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

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

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

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

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

- 8. Noise-02 Construction Hours:** The Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Applicant shall provide and post 2 signs stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

- 9. SolidW-02 Solid Waste-Recycle.** The Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Applicant shall provide separate onsite bins as needed for recycling.

PLAN REQUIREMENTS: The Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

MONITORING: The Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

- 10. SolidW-03 Solid Waste-Construction Site.** The Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction. **TIMING:** Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

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

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

1. Construction Source Reduction:
 - a. A description of how fill will be used on the construction site, instead of landfilling,
 - b. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
 - a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
3. Operation Solid Waste Reduction Examples:
 - a. Specify space and/or bins for storage of recyclable materials within the project site AND
 - b. Establish a recyclable material pickup area.
 - c. A green waste source reduction program, including the creation of common open space composting areas, and the use of mulching mowers in all common open space lawns.
 - d. Participate in a curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs). If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

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

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

12. WatCons-01 Water Conservation-Outdoor. To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

1. Landscaping that reduces water use:
 - a. Landscape with primarily native/drought tolerant species.
 - b. Group plant material by water needs.
 - c. Turf shall constitute less than 20% of the total landscaped area.
 - d. No turf shall be allowed on slopes of over 4%.
 - e. Extensive mulching (2” minimum) shall be used in all landscaped areas to reduce evaporation.
2. Irrigation that reduces water use:
 - a. Install drip irrigation or other water-conserving irrigation.
 - b. Install soil moisture sensing devices to prevent unnecessary irrigation.
 - c. Install separate landscape meters (plumbing permit required).
 - d. Use reclaimed water for all irrigation;

PLAN REQUIREMENTS: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance of zoning clearance permit. **TIMING:** The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance, and landscape and irrigation features are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

13. NPDES-21 Storm Water Retention-Parking Area Cleaning. To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall develop and implement a parking lot cleaning program. The program shall include the following elements: removal of litter; spot cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a monthly basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly.

PLAN REQUIREMENTS/TIMING: The Applicant shall submit the parking lot clean-up program to P&D for review and approval prior to zoning clearance issuance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout the life of the project. The Owner is responsible for annual maintenance inspections of the parking lot clean-up program. The Owner shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections 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.

14. NPDES-22 Storm Water Retention-Parking Area BMPs. The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the Santa Barbara County Storm Water Technical Guide or other approved method shall be installed to intercept and remove pollutants and retain runoff prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all storm water controls, and shall maintain annual maintenance records. The BMPs shall be described and detailed in the Storm Water Control Plan and on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the Landowner. A maintenance program shall be specified in the CC&Rs or in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required 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 and retain proof of inspections. **PLAN REQUIREMENTS:** The location and type of BMP shall be shown on the site, building and grading plans. **TIMING:** The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

15. NPDES-26-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 issuance of zoning clearance. 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.

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

1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
2. Apply concrete, asphalt, and seal coat only during dry weather.
3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
4. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

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

17. WatConv-03 Erosion and Sediment Control Re-vegetation. Within 30 days of completion of grading activities, the Owner/Applicant shall use hydro-seed, straw blankets, geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until landscape vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall use hydro-seed, straw blankets, geotextile binding fabrics or other P&D approved methods as necessary within 30 days of completion of grading activities.

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

18. 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, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all plans for zoning clearance, 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.

19. 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 daily. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all zoning clearance, 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.

20. WatConv-07 SWPPP. The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

TIMING: Prior to issuance of land use permits/zoning clearance for grading and construction activities, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of land use permits or zoning clearance for grading and construction activities. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

III. PROJECT SPECIFIC CONDITIONS

21. Bio-08 Fish and Wildlife. No alteration to stream channels or banks shall be permitted (no zoning clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife and/or federal agencies for any planned alteration to stream channels or banks. **PLAN REQUIREMENTS:** This condition shall be printed on all grading and building plans. **TIMING:** Prior to zoning clearance issuance for grading and/or construction activities, the applicant shall demonstrate to P&D receipt of all authorizations as described above.

22. Bio-15 Outlet Structures. Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. **PLAN REQUIREMENTS:** Plans shall be submitted for review and approval by P&D and Flood Control. **TIMING:** Plans shall be submitted prior to approval of Land Use Permit for grading. Structures

shall be installed during grading operations. **MONITORING:** P&D compliance monitoring staff and/or Building & Safety inspectors shall ensure construction according to plans.

23. Bio-21 Use Natives. Landscaping within the bio-treatment area shall be with native plants and seed stock from locally obtained sources in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. **TIMING:** Landscaping shall be installed prior to Final Building Inspection Clearance. **MONITORING:** The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to Final Building Inspection Clearance.

24. CulRes-09 Stop Work at Encounter. The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to zoning clearance issuance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

25. Landscp-01 Landscape and Irrigation Plan. The Owner/Applicant shall have a licensed landscape professional prepare a Landscape and Irrigation Plan for the project.

PLAN REQUIREMENTS: The plan shall include the following:

1. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
2. An agreement by the Owner to maintain required landscaping for the life of the project.
3. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition.
4. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
5. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
6. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti.

7. All project landscaping shall be maintained for the life of the project to avoid any interference with exterior project lighting.

TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance issuance, (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for the life of the project, (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The Owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 3 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

26. Parking-02 Onsite Construction Parking. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for grading and zoning clearance permits. **TIMING:** A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of a land use permit or zoning clearance. This restriction shall be maintained throughout construction. **MONITORING:** P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

27. Traf-04 Bus Stop Improvements. In order to address increased bus ridership due to project development and minimize project trip generation, a new Santa Ynez Valley Transit bus shelter shall be provided. **PLAN REQUIREMENTS:** The bus shelter improvements shall be shown on plans submitted for project grading, zoning, and building permits, and are subject to review and approval by Caltrans, and the Santa Ynez Valley Transit. **TIMING:** Improvements shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall field verify installation as to plan.

28. NPDES-15 Storm Water Retention-Pervious Parking. To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces into

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

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

- 29. NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

V. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

- 30. 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.
- 31. Rules-04 Additional Approvals Required.** Approval of the Tentative Parcel Map and Development Plans are subject to the Board of Supervisors approving the required General Plan Amendment and Rezone.
- 32. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 33. Rules-06 Recorded Map Required.** Tentative Parcel Map 14,794 shall be recorded prior to issuance of any permits for development, including grading.
- 34. Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plans. 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 May 14, 2014.
- 35. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

- 36. Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with County LUDC.
- 37. 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.
- 38. Rules-18 DVP Revisions.** The approval by the Board of Supervisors of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.
- 39. Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
- 40. Rules-23 Processing Fees Required.** Prior to issuance of a land use permit or zoning clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 41. DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Fire DIMF amount is currently estimated to be \$21,948.20. This is based on a project type of Residential and non-retail commercial, and a project size of 109,741 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.
- 42. DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$73,776. This is based on 87 residential units. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection.
- 43. DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$26,950. This is based on 49 newly generated peak hour trips (49 PHT's x \$550/PHT). **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection.

- 44. Bio-22 Fish and Wildlife Fees.** The Owner/Applicant shall provide Planning and Development with a check payable to the “County of Santa Barbara” within 10 days of project approval as required by California Fish and Wildlife Code Section 711.4 for that Department’s review of the Mitigated Negative Declaration (14NGD-00000-00007) associated with the project.
- 45. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscaping and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscaping & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscaping and irrigation, P&D may use the security to complete the work.
- 46. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated January 3, 2013
 2. Environmental Health Services Division dated April 9, 2014
 3. Fire Department dated January 4, 2013
 4. Flood control Water Agency dated December 19, 2012
 5. Public Works Project Clean Water dated August 17, 2017
 6. Parks Department dated April 17, 2014
 7. Transportation Division dated April 17, 2014
- 47. 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.
- 48. 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 or Zoning Clearance 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/or Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and Mitigation Measures from the Mitigated Negative Declaration, 14NGD-00000-00007.
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.

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

50. 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.

ATTACHMENT 3: ADDENDUM TO 14NGD-00000-00007

TO: Decision-Makers

FROM: Dana Eady, Planner
Development Review Division

DATE: February 14, 2018

RE: The Golden Inn & Village Development Plan Revision
Case Nos. 17RVP-00000-00046, 17RVP-00000-00071, 17RVP-00000-00072
CEQA 15164 Addendum to Mitigated Negative Declaration (14NGD-00000-00007)

CEQA

Determination: Finding that CEQA Section 15164 (Addendum) applies to the Golden Inn & Village Development Plan Revisions project. CEQA Section 15164 allows an addendum to be prepared when some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of an EIR have occurred. The Mitigated Negative Declaration prepared for the Golden Inn & Village project, is hereby amended by this 15164 letter for the proposed Golden Inn & Village Development Plan Revisions.

INTRODUCTION

CEQA Section 15164 (Addendum) applies to the Golden Inn & Village Revision project, Case Nos. 17RVP-00000-00046, 17RVP-00000-00071 and 17RVP-00000-00072. CEQA Section 15164 allows an addendum to be prepared when only some changes or additions are necessary but none of the conditions described in Section 15162 have occurred. The California Environmental Quality Act (CEQA) requires analysis of environmental impacts which could occur as a result of project development. For the proposed revisions to the approved project, an Addendum to the previously adopted Mitigated Negative Declaration (14NGD-00000-00007) prepared for the Golden Inn & Village project has been prepared since the following applicable provisions of Section 15164 CEQA Guidelines can be met:

- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

An addendum has been prepared to reflect changes and additions that have occurred since the adoption of the Mitigated Negative Declaration prepared for the Golden Inn & Village project (14NGD-00000-00007). None of the applicable conditions of Section 15162 calling for a subsequent EIR or negative declaration have occurred, as indicated by the County analysis and determination provided below. Specifically, Section 15162(a), Subsequent EIRs and Negative Declarations, of the CEQA Guidelines states:

- (a) *When an EIR has been certified or a negative declaration adopted for the project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

There are no substantial changes or changed circumstances under which the proposed project is to be undertaken. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the approved Mitigated Negative Declaration (14NGD-00000-00007) have been found with the proposed project as analyzed in this Addendum. Further, there is no new information that the proposed project will have one or more significant effects not discussed in the approved Mitigated Negative Declaration (14NGD-00000-00007). When compared to the analysis completed in the approved Mitigated Negative Declaration (14NGD-00000-00007) as well as the previously approved project, there are no substantial changes to the proposed project which involves a new significant environmental effect or a substantial increase in the severity of a previously identified significant effect.

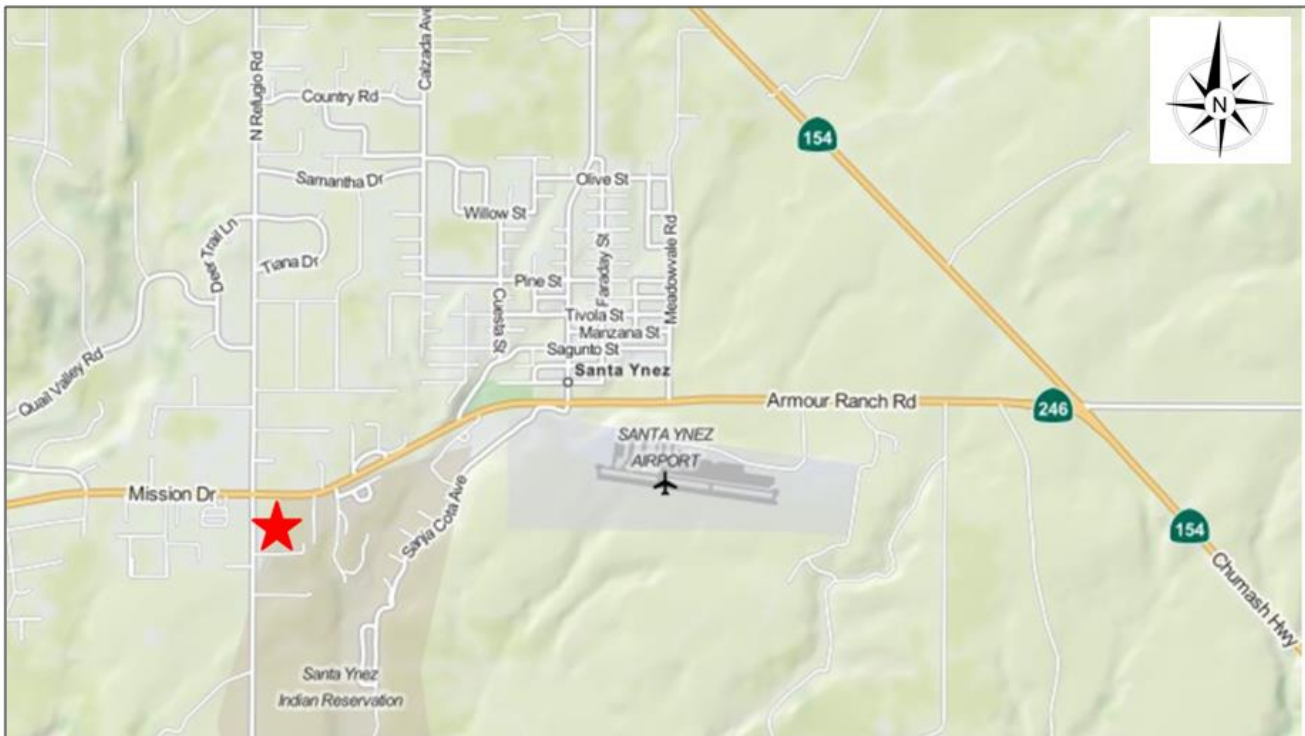
Each environmental impact section below addresses the previously analyzed and approved project, the proposed changes to the project, and references to the previously adopted Mitigated Negative Declaration (14NGD-00000-00007). All documents incorporated into this Addendum by reference are on file with P&D and are available upon request.

BACKGROUND

On June 17, 2014, the Santa Barbara County Board of Supervisors unanimously approved the Golden Inn & Village project. This approval included a General Plan Amendment, Rezone, Tentative Parcel Map, and three Development Plans to subdivide and rezone the 7.3-acre project site to allow for the development of a new assisted living/memory care building on APN 141-380-045, senior independent living apartments and community center on APN 141-380-046, and employee/family apartments on APN 141-380-047. Environmental review completed for this project consisted of the completion of a Mitigated Negative Declaration (14NGD-00000-00007) which concluded that the project would result in less than significant impacts to the environment. Phase 1 of the project has been completed, which includes the construction of the senior independent living apartments and community center building, and the employee/family apartment buildings. The assisted living/memory care facility will be constructed under Phase 2 of the project.

PROJECT LOCATION

The Golden Inn & Village project site is located at 890 Refugio Rd in the Santa Ynez Valley Community Plan Area, Third Supervisorial District.



Vicinity Map

PROJECT DESCRIPTION

The project description approved by the Board of Supervisors on June 17, 2014 has been updated to reflect the completion of Phase 1 of the project as well as the changes which were previously approved by the Director of Planning and Development through Substantial Conformity Determinations. The proposed revisions to the project description (Case Nos. 17RVP-00000-00046, 17RVP-00000-00071 and 17RVP-00000-00072) which are subsequent to the most recently approved Substantial Conformity Determination are shown in ~~strike-through~~ and underline format as follows:

Hearing on the request of Lisa Plowman of RRM Design Group, agent for Golden Inn & Village Senior, LP, Golden Inn & Village Family, LP, and The Rona Barrett Foundation, owners, to revise the Golden Inn & Village Development Plans (Case Nos. 12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006) to approve as-built changes to the parking lot lighting, site drainage, grading quantities, overall square footage, and building heights in compliance with Section 35.84.040 of the County Land Use and Development Code.

The Golden Inn project would create a campus-like development intended to provide a mix of housing types and senior services that would include an Assisted Living/Memory Care Facility, Independent Living Senior Apartment Complex, a Senior Community Center, and Low Income Employee/Family Apartments.

Parcel Map, General Plan Amendment, and Rezone

On June 17, 2014, the Santa Barbara County Board of Supervisors approved a Parcel Map, Case No. 12TPM-00000-00009 (TPM 14,794) to divide the 7.3-gross acre lot into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2) and 2.1 acres (Proposed Parcel 3). Parcel 1 would host the proposed Assisted Living/Memory Care building, Parcel 2 is developed with the proposed Independent Living Senior Apartments and Senior Community Center, and Parcel 3 is developed with the Low Income Employee/Family Housing units. The request also included a General Plan Amendment, Case No. 12GPA-00000-00002 to change the property's land use designation from RES-1.0 (Residential, one dwelling unit per acre) and a Rezone, Case No. 12RZN-00000-00002 to change the property's zoning designation as follows:

- Parcel 1: Office and Professional (P) land use designation and Professional/Institutional (PI) zoning. 2.2 net acres in size.
- Parcel 2: Residential 30.0 (RES-30) land use designation and Design Residential 25.0 (DR-25) zoning. 3.0 net acres in size.
- Parcel 3: Residential 20.0 (RES-20) land use designation and Design Residential 14.0 (DR-14) zoning. 2.1 net acres in size.

Assisted Living/Memory Care (Parcel 1)

The assisted living/memory care facility portion of the project would include 60 beds intended to serve those in need of assisted living services (40 beds) and those that have more advanced memory care needs (20 beds). The facility would be approximately 36,991 gross square feet in size and two stories with a building height of 27 feet. The memory care units and common facilities would be on the ground floor and the assisted living units and an exercise room would be on the second level. This facility would include a commercial kitchen which could provide meals for those living in the facility. The facility would also provide space for dining for residents/guests, reception/lounge area, a nursing station, and offices for staff. This facility would be owned and operated by an organization that specializes specifically in elder memory care. This facility is anticipated to require up to 50 employees that would work in three shifts. Approximately 15 staff would be in the facility during any one particular shift.

In order to provide convenient access to the common facilities in the Community Center for those living in the assisted living/memory care facility, these two buildings are proposed to be located in close proximity to each other. As a result, the assisted living/memory care facility would not meet the required 15 foot side yard setback identified in the Professional Institutional zone district. The project includes a request to reduce the rear yard setback of Proposed Parcel 1 to 10 feet from the required 15 foot side-yard setback under Land Use Development Code Section 35.82.080.H.

Low Income Senior Independent Living Apartments (Parcel 2)

The Low Income Senior Independent Living Apartment portion of the project includes 60 units owned and operated by the Housing Authority of the County of Santa Barbara. The unit mix includes 20 studio apartments and 40 one-bedroom apartments. Each unit includes independent kitchen facilities, but the residents have the choice of having meals provided in the dining facility in the community center. As noted above, the building faces the assisted living/ memory care building which creates a common courtyard between them. The building housing the low income senior apartments and the senior community center facilities is approximately ~~52,250~~ 58,424 gross square feet (including approximately 5,964 gross sq. ft. of exterior deck areas (porches and balconies)). The portion of the structure dedicated for the apartments totals approximately 39,877 gross square feet. This building is two stories with a building height of 35 ~~ft. (25 feet)~~.

Common Senior Facilities (Parcel 2)

The Senior Community Center includes the common senior facilities, senior support services (e.g., hair salon, nail salon), and offices for the Housing Authority and Community Center staff. This portion of the building is approximately 12,582 gross square feet and is two stories with a maximum building height of 35 ~~ranging between 25 to 29~~ feet. Approximately 12 staff associated with uses in the Community Center, including a manager for the senior apartments would live on-site. The building also includes a dining room and kitchen where meals are prepared on-site. As noted above, residents of the low income apartments may participate in the voluntary meal plan and meals may be served to those utilizing the Senior Community Center. It

is anticipated that the Senior Community Center will accommodate a maximum of 50 daily visitors. Approximately 75%, of the visitors come from off-site and approximately 25% come from on-site. The Community Center operates from 7:30 AM-7:30 PM.

The Housing Authority of the County of Santa Barbara owns and manages the Senior Apartments and would own and participate in the management of the Community Center along with a local non-profit such as Friendship Center of Santa Barbara. As depicted on the site plan, the senior campus has been laid out to create a central courtyard that is surrounded by the Assisted Living/Memory Care Facility to the north, the Community Center to the west and the Low Income Independent Living Senior Apartments to the south. The courtyard provides a place for seniors and those visiting the community center to enjoy the surroundings in an outdoor setting.

Low Income Employee/Family Apartments (Parcel 3)

Parcel 3 is developed with 27 Low Income Employee/Family Apartments located in three separate buildings. Qualifying on-site employees are given first preference to these units to limit traffic trips for commuting and reduce the need for onsite parking. Approximately 12 of the units are occupied by onsite employees. Units that are not occupied by employees are made available to qualifying members of the general public. The Housing Authority of the County of Santa Barbara owns and manages the low-income apartments. Seven (7) one-bedroom apartments, ten (10) two-bedroom apartments, and ten (10) three-bedroom apartments are organized in three separate buildings as follows:

- Building 3 totals approximately ~~8,171~~ 8,506 gross square feet in size including four (4) two-bedroom units as follows: Unit 2A – 3 units @ 858 gross sq. ft., and one unit @ 857 gross sq. ft. and four (4) three-bedroom units (Units 3A), each of approximately 1,081, 1,082, 1,146, and 1,147 gross sq. ft. in size. This building includes approximately 313 sq. ft. of exterior deck areas (porches and patios).
- Building 4 totals approximately ~~40,137~~ 10,598 gross square feet in size including seven (7) one-bedroom units as follows: Unit 1A (2 units) – 689 gross sq. ft., and 695 gross sq. ft., Unit 1B (2 units) – 726 gross sq. ft., and 720 gross sq. ft., Unit 1C (2 units)– 686 gross sq. ft. and 688 gross sq. ft., Unit 2D – 720 gross sq. ft.; two (2) two-bedroom units as follows: Unit 2A – 852 gross sq. ft., Unit 2B – 921 gross sq. ft.; and two (2) three-bedroom units as follows: Unit 3A (2 units) – 1,069 gross sq. ft., and 1,140 gross sq. ft. This building also includes a 655 gross sq. ft. community room for use by the residents of the units. This building includes approximately 460 sq. ft. of exterior deck areas (porches and patios).
- Building 5 totals approximately ~~8,171~~ 8,506 gross square feet in size including four (4) two-bedroom units as follows: Unit 2A – 3 units @ 858 gross sq. ft., and one unit @ 857 gross sq. ft. and four (4) three-bedroom units (Unit 3A), each of approximately 1,081, 1,082, 1,146, and 1,147 gross sq. ft. This building includes approximately 313 sq. ft. of exterior deck areas (porches and patios). Each of the buildings is two stories with a maximum building height of 26 ft. 6 in. (~~23 feet 6 inches~~). This portion of the project

includes common amenities made available for use to the residents including barbeque areas near the units, a communal barbeque area and tot lot to the south of the apartments, and a community room.

Phasing

The proposed project would be constructed in two separate phases. Phase 1 of the project which includes the senior independent living apartments, community center, and the employee/family apartment buildings has been constructed. The future development of Phase 2 of the project will include the proposed assisted living/memory care building.

Access and Internal Circulation

Site access consists of two entrances/exits located off Refugio Road. Primary site access is provided approximately 150 feet south of Highway 246 by a formal entrance driveway. Near this entrance, a small turning circle allows people to drop seniors off at the community center or the low income senior apartments and then exit the site without using the internal circulation. A second drop off location in the form of a porte cochere is located directly north of the turning circle for the residents of the assisted living/memory care facility. The site's internal circulation system extends along the outer boundaries of the site in order to provide access to the low-income employee/family units, on-site parking areas and the common recreational areas. A secondary entrance/exit is provided on Refugio Road approximately 150 feet south of the primary entrance. An internal network of walking paths provides pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, is located between the senior facilities and the low-income employee/family housing. This path would provide access into the courtyard area situated between the two senior facility buildings on Parcels 1 and 2. Additional footpaths and a foot bridge are located over the vegetated-swale to create direct access to the employee family housing from the senior facilities. The project also includes a 5 to 8-foot wide multi-use path adjacent to Refugio Road. This pathway mirrors the existing pathway which fronts the YMCA property on the north side of Highway 246 and provides for pedestrian travel along the roadway similar to a sidewalk.

Grading, Drainage, Hydrology, Bio-Treatment

The project site has been graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents. Grading for the project included approximately ~~15,000~~ 9,200 cubic yards of cut, ~~and 15,000~~ 14,500 cubic yards of fill, ~~and 5,300 cubic yards of import. with all material to be balanced onsite.~~

The site is at a lower elevation than State Highway 246. The Highway ranges between 610 to 616 feet and the finished grade of the project site will range between 597 feet at the southern end (excluding the proposed detention basins) and 604 at the northern portion of the site adjacent to the highway. As such the senior facilities are approximately 10-12 feet below the highway, and the affordable employee/family housing buildings are approximately 10 feet below the highway.

Storm water runoff generated on-site is directed through an on-site storm drain system into two detention basins located in the southern portion of the site. The basins have been designed in a manner that will allow them to remain as accessible open space during dry periods. Off-site drainage is conveyed through the project site via a combination of storm drain pipes under parking areas as well as through the existing vegetated swale located along the western property line of Parcel 3. The vegetated swale will continue to collect storm water from areas north of the site including the YMCA property across Highway 246 and direct it to the existing natural drainage feature which extends south of the proposed basins. ~~In an effort to address concerns expressed by property owners to the south regarding the increase in storm water runoff since the development of the YMCA to the north, the applicant has agreed to detain a portion of the off-site storm water in the proposed detention basins.~~

The vegetated swale which bisects the parcel is identified as a blue line intermittent seasonal ephemeral drainage. The swale, with a central channel approximately 1 foot wide in the north-central portion of the property, discharges into a constructed drainage in the south-central portion of the property. To improve and enhance the existing swale and constructed drainage, a bio-treatment area within the swale was designed in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. The grading plan prepared for the project maintained the swale and constructed drainage in its current location.

Open Space, Landscaping & Recreation

A significant portion of each parcel is dedicated to common open space, landscaping and recreational areas. A breakdown per parcel is provided below:

- Parcel 1 - Approximately 37% of the parcel dedicated to common open space and landscaping.
- Parcel 2 – Approximately 43% of the parcel is dedicated to common open space, landscaping and recreational areas.
- Parcel 3 – Approximately 44% of the parcel is dedicated to common open space, landscaping and recreational areas.

A series of internal courtyards would be developed at the center of the senior facilities to create areas for respite and recreation for residents. The courtyard includes planter boxes for the residents to grow flowers and/or vegetables. The Landscape Plan for the Golden Inn includes new trees, plants and groundcover, all of which are consistent with known water conservation standards. On-site trees and plantings include but are not limited to: valley oak, coast live oak, sycamore, western redbud, fruitless olive, Raywood ash, lilac, fuchsia, lavender lemonade berry, rock rose, flax lily, jasmine, blue eyed grass, and sage. Please refer to the Landscape Plan for a complete plant list and for more detailed information. A tot-lot and barbeque area are developed at the southeastern corner of the site intended to serve onsite employees and residents. Two smaller barbeque areas are located directly adjacent to the low-income employee/family units on Parcel 3.

Parking

Parking for each of the uses and buildings included with the project are provided along the exterior boundaries of the site. Two carports totaling approximately 2,387 sq. ft. are located at the southeast corner of the project site between building 5 and the detention basin to the south. The table below outlines the parking provided by the project.

USE & STANDARDS	REQUIRED PARKING	PROVIDED PARKING
60 Assisted Living/Memory Care Beds 1 space/3 beds 1 space/3 employees	20 17	20 17
Senior Community Center - 50 Seniors 1 space/10 seniors 1 space/2 employees	5 6	5 6
2,400 s.f. Housing Authority Office Space 1 space/300 s.f.	8	8
60 Senior Apartments 1 space/unit	60	60
27 Employee/Family Apartments 1 space/1 bedroom 1 space/2 bedroom 2 spaces/3 bedroom	7 10 20	7 10 20
Guest Parking for 87 Units 1 space/5 units	18	18
PROJECT TOTAL	171	171

Project Lighting

~~Numerous 8-foot tall, post-mounted light fixtures~~ Twenty-Five (25) post mounted light fixtures each with a maximum height of 20 feet are located throughout the project’s parking areas. The 20-ft. tall parking lot pole lights located on parcel 2 shall operate at a maximum intensity of 80% output between dusk and 9:00 p.m. The 20-ft. tall pole light located in the tot-lot play area shall operate at a maximum intensity of 50% output between dusk and 9:00 p.m. Between the hours of 9:00 p.m. and dawn, all of the lights shall be dimmed to 50% output.

The lights located on the second-story northern and eastern facing common use balconies (senior apartments/community center building) shall be turned off at 9:00 p.m. All of the lights on the porte cochere shall include cut-off visors and be oriented downward. The sconces located on the exterior of the Senior Independent Living Apartments/Community Center Building (Bldg 2) shall include a top lens cap to ensure that there is no up-lighting from the fixtures. The southeastern exit light shall include a low wattage incandescent lamp. The beacon heads on the 20-ft. tall light poles located adjacent to the senior apartments/community building shall be designed to minimize light reflection off of the building. The existing beacon light heads located on the two 20’ft. tall parking lot lights located at the southeastern corner of the Senior Independent Living

Apartments/Community Center Building (Bldg 2) shall be replaced with the light head depicted on page 8 of the Planning Commission staff presentation dated September 27, 2017.

Bollard style lighting is used to illuminate area walkways, providing safe travel for residents, staff and guests to each of the buildings from adjacent parking areas. A Dark Sky lighting plan has been prepared for the project which highlights the type of lighting that would be used in the project.

Public Services

The project site is served by the Santa Ynez River Water Conservation District – Improvement District #1, the Santa Ynez Community Service District and the County Fire Protection District. In order to address increased bus ridership due to project development, and to minimize project trip generation, installation of a new Santa Ynez Valley Transit (SYVT) bus stop/shelter on Hwy 246 has been provided.

PROJECT IMPACT ANALYSIS

Prior Environmental Documentation: Development of the project site for the construction of the Golden Inn & Village project was completed under CEQA with a Mitigated Negative Declaration (14NGD-00000-00007, adopted 6/17/14). The Mitigated Negative Declaration provided site specific analysis of the potential impacts resulting from full build-out of the Golden Inn & Village project. The issue areas discussed below were addressed in Mitigated Negative Declaration.

Changes in environmental impacts: Changes in environmental impacts resulting from the proposed project revisions are discussed below. In summary, no new environmental impacts would occur from these changes that were not previously identified and for which mitigation measures were adopted and would remain in effect, and no new mitigation measures are required.

1. Aesthetics/Visual Resources

Impacts Anticipated in 14NGD-00000-00007: The Santa Ynez Valley Community Plan (SYVCP) Aesthetics and Visual Resources section contains the following general goals for visual resource protection in the Plan area: 1) Protect prominent scenic view sheds from extensive structural development; 2) Mitigate development that degrades scenic resources through proper siting, design, landscaping, and/or screening, and use of colors and materials that are harmonious with the natural environment; and 3) Design grading to prevent scarring and erosion, preserve native vegetation, and cause minimal alteration of existing contours. The Policies, Actions and Development Standards require darker, earth toned colors and materials, natural-appearing building materials, and drought tolerant landscaping. Section 4.1 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts with mitigation to aesthetics and visual resources (please refer to the MND for a full discussion of these impacts). Cumulative impacts were determined to be less than significant.

Changes in Project Impacts: The proposed revisions would permit as-built revisions to the projects exterior parking lot lighting and building height. The approved project description states that numerous 8-foot tall

post mounted light fixtures would be located throughout the project's parking areas. The approved project plans reference 44 pole lights with a height ranging from 8-14 feet. The applicant is requesting to revise the approved Development Plans to permit 25 existing parking lot pole lights with a maximum height of 20-feet. The 20-foot tall lights were installed on the project site as a result of additional analysis completed by the applicant's lighting engineer (Gray Electrical Consulting + Engineering, LLC (GECE)) who determined that 8-foot tall lights would not provide adequate lighting to meet the Illuminating Engineering Society of North America (IESNA) recommendations for parking lot lighting. GECE prepared a revised lighting plan incorporating 25 lights with a height of 20-feet. The revised plan addresses site lighting safety issues associated with the 8-foot tall lights by increasing lighting coverage and uniformity over the project site and increasing energy efficiency by approximately 30% above the approved project.

The applicant submitted two photometric studies prepared by GECE dated April 7, 2016 and May 26, 2017 (Attachment 3). These studies provide a comparison between IESNA recommendations and site specific photometric results for pole heights at both 8-feet and 20-feet above grade level. The April 7, 2016 study analyzed project lighting that is located along the southern property line adjacent to properties developed with single family residences. The May 26, 2017 study includes the entire project site. Both studies conclude that with the reduced pole height (8-feet), the contrast between the brightest spot in the field of view and darkest area would be so great that a driver (or pedestrian) would not be able to detect an object in the dark within their field of view. The April 7, 2016 report also states that in order to supplement the light levels in an attempt to bring the approved design with 8-foot tall lights into alignment with IESNA recommendations, four (4) additional pole lights would have to be added to the southern parking lot area. This design would also exceed California Green Building Code requirements, which requires zero foot candles at a distance of 15 feet offset of the property line/project boundary. With the 20-foot pole height, the project is able to achieve a more uniform lighting distribution across the site, closely adhering to IESNA recommendations.

The exterior lighting on the project site is fully shielded (full cut-off) and is directed downward onto the project site to prevent spill over onto adjacent parcels. The project is conditioned to include limitations to the intensity of lighting output of the parking lot lights between the hours of dusk and 9:00 p.m., replacement of the light beacon heads on the 20 ft. tall light poles located adjacent to the senior apartment buildings to a design which further minimizes light reflection off the building, the installation of cut-off visors on the porte-cochere lights, and turning off the lights located on the second-story northern and eastern facing common use balconies on the senior apartments building at 9:00 p.m.

The approved project description states that the assisted living/memory care facility would be 27 ft. in height, the senior independent living apartments/senior apartment building would be 29 ft. in height, and the employee/family apartments would be 23' 6" in height. The building heights were calculated on the plans approved by the Board of Supervisors as the mean height which is measured from the tallest peak of the building to the uppermost wall plate. LUDC Section 35.30.090.C.1 states that the height of a structure shall be the vertical distance between the existing grade and the uppermost point of the building directly above that grade (maximum height). For consistency with the LUDC, the proposed project includes a request to revise the project description to replace the mean height of the independent living/senior apartment building, and the employee/family apartment buildings with the maximum building heights of 35 ft. and 26' 6", respectively. It should be noted that subsequent to project approval, refinements were made to the grading plans which resulted in the finished grade in the

southern portion of the independent living/senior apartment building to be lowered by 6 ft. Due to this change in finished grade, the height of this portion of the building increased to a mean height of 30' 11" which correlates to a maximum building height of 35 ft. The proposed project remains consistent with the 35 ft. building height limitation for the Design Residential Zone District.

The increase in height of the senior apartment building does not significantly alter or change the appearance of this building or to the project as originally approved. While the overall height of the independent living/senior apartment building exceeds the originally approved building height, the mountains along the Highway 246 corridor remain predominately visible above the buildings for the entirety of the project's street frontage. Therefore, the height increase would not cause significantly greater impacts to aesthetics/visual resources than those that were identified in the MND.

To provide additional screening of the project from adjacent properties, the applicant modified the approved landscaping plan to replace the trees in the parking island in the southern parking lot from deciduous to evergreen (36" box Coast Live Oak trees), and pepper trees were added along the southern property line. The fencing along the southern and eastern boundary of the property adjacent to the existing residences was changed from 3'6" high post-and-rail fencing to a 6 ft. high wooden privacy fence. The as-built revisions to the project description addressing site drainage and overall gross square footage do not substantially alter the scale or character of the approved project which was found to be consistent with the Comprehensive Plan including the Santa Ynez Valley Community Plan. Photo simulations of the revised project's landscaping at maturity are provided as attachment 4.

The proposed project includes a revision to the project description to include 7,050 sq. ft. of as-built porches and balconies in the overall square footage of the independent living/senior apartments and employee/family apartment buildings. The project site is located within the SYVCP designated Design Control ("D") overlay area. These areas are deemed to have unique neighborhood characteristics and high visual resource values. The intent of the "D" overlay is to foster well-designed and sited developments which protect scenic qualities, property values, and neighborhood character. Board of Architectural Review approval is required for all proposed development located within the Design Control Overlay area.

The exterior architecture of the approved project is in character with the rural/western design of Santa Ynez, and no changes to the existing project's architectural design are proposed. The Central Board of Architectural Review has reviewed and approved the existing structural development associated with Phase 1 of the project, including the project's exterior lighting. The lights are in conformance with the scale and character of the existing community and are consistent with the height and design of the parking lot lighting on adjacent surrounding parcels. For example, the Channel Islands YMCA, Santa Ynez High School and the Santa Ynez Valley Christian Academy located to the north, northwest, and west of the project site all contain parking lot lights of approximately 20 feet in height. Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas. The amount of light trespass and glare associated with the 20-foot tall lights is the same or less than the approved lighting at 8-feet. This conclusion is based on the analysis contained within the photometric studies discussed above, review of the photo simulations provided by the applicant, and the inclusion of requirements within the project description specifying the operating times and dimming requirements for the parking lot lights.

The proposed project would not cause greater impacts or additional impacts to aesthetics/visual resources than those that were identified in the MND. Therefore, the mitigation measures identified in 14NGD-00000-00007 (Aest-04, AES-10) would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. Residual and cumulative impacts would remain less than significant.

2. Air Quality

Environmental Setting: Santa Barbara County is part of the Central South Coast Air Basin, which also includes Ventura and San Luis Obispo Counties. Ambient air quality within the basin is generally good. However, the area periodically experiences atmospheric temperature inversion layers (generally between May and October) which tend to prevent the rapid dispersion of pollutants. Presently, Santa Barbara County is in attainment of the California Ambient Air Quality Standards (CAAQS) for NO₂, SO₂, CO, sulphates (SO₄²⁻), hydrogen sulfide (H₂S), and lead (Pb) and in nonattainment of the CAAQS for O₃ (8-hour) and PM₁₀. The major sources of ozone precursor emissions in the County are motor vehicles and marine vessels, the petroleum industry, and solvent use. Sources of PM₁₀ include grading, road dust, dust resulting from agricultural activities, and vehicle and vessel exhaust.

Impacts Anticipated in 14NGD-00000-00007: Section 4.3 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts to air quality. Cumulative impacts were determined to be less than significant. Please refer to the MND for a full discussion.

Changes in Project Impacts: No changes in project impacts to air quality would occur as a result of the proposed revision to the Development Plans. No grading or ground disturbing activities are proposed and no change in the amount of traffic generated by the project would occur. No mitigation is required and cumulative impacts would remain less than significant.

3. Biological Resources

Impacts Anticipated in 14NGD-00000-00007: Section 4.4 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts with mitigation to biological resources (please refer to the MND for a full discussion of these impacts). Cumulative impacts were determined to be less than significant.

Changes in Project Impacts: No changes in project impacts to biological resources would occur as a result of the proposed revision to the Development Plans. No additional grading or ground disturbance is proposed. The proposed project would not cause greater impacts or additional impacts to biological resources than those that were identified. Therefore, the mitigation measure identified in 14NGD-00000-00007 (Bio-01b) has been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. Cumulative impacts would remain less than significant.

4. Geologic Processes

Environmental Setting: The project site is located in a portion of the County that is identified in the Seismic Safety and Safety Element as having a low potential for liquefaction, landslides, soil creep, compressible/collapsible soils and high groundwater. The project site has a moderate potential for expansive soils and a high potential for seismic/tectonic activity. Its overall geological problems index is Category II (low to moderate).

Impacts Anticipated in 14NGD-00000-00007: Section 4.8 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts with mitigation to geologic processes (please refer to the MND for a full discussion of these impacts). Cumulative impacts were determined to be less than significant.

Changes in Project Impacts: No changes in project impacts to geologic processes would occur as a result of the proposed revision to the Development Plans. No additional grading or ground disturbance is proposed. The proposed project would not cause greater impacts or additional impacts to geologic processes than those that were identified. Therefore, the mitigation measure identified in 14NGD-00000-00007 (Geo-02), has been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. Cumulative impacts would remain less than significant.

5. Noise

Impacts Anticipated in 14NGD-00000-00007: Section 4.12 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts with mitigation (limitations on construction hours and equipment shielding during construction) to noise. Please refer to the MND for a full discussion of these impacts. Cumulative impacts were determined to be less than significant.

Changes in Project Impacts: No changes in project impacts to noise levels would occur as a result of the proposed revision to the Development Plans. Grading activities have been completed for the project. The proposed project would not cause greater impacts or additional impacts to noise levels than those that were identified. Therefore, the mitigation measures identified in 14NGD-00000-00007 (Noise-02,) have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. Cumulative impacts would remain less than significant.

6. Public Facilities

Impacts Anticipated in 14NGD-00000-00007: Section 4.13 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts with mitigation to public facilities (please refer to the MND for a full discussion of these impacts). Cumulative impacts were determined to be less than significant.

Changes in Project Impacts: No changes in project impacts to public facilities would occur as a result of the proposed revision to the Development Plans. The proposed project would not cause greater impacts or

additional impacts to public facilities than those that were identified. Therefore, the mitigation measures identified in 14NGD-00000-00007 (SolidW-01, SolidW-02, SolidW-03) have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. Cumulative impacts would remain less than significant.

7. Water Resources/Flooding

Impacts Anticipated in 14NGD-00000-00007: Section 4.16 of the MND determined that the development of the Golden Inn and Village project would result in less than significant impacts with mitigation to water resources/flooding (please refer to the MND for a full discussion of these impacts). Cumulative impacts were determined to be less than significant.

Changes in Project Impacts: The approved project description (Condition No. 1) states that in order to address drainage concerns from neighboring property owners living to the south of the project site, a portion of the storm water runoff from the YMCA property to the north (which has historically flowed through the existing drainage swale on the Golden Inn & Village property) would be retained within the drainage basins developed for the Golden Inn & Village project. The applicant is requesting that this requirement be removed from the project description as a part of the subject revisions for conformance with the actual as-built conditions of the project.

The Santa Barbara County Flood Control & Water Conservation District (District) condition letter for the project dated December 19, 2012 (Attachment 10) required the project's drainage system to accommodate the historic runoff generated from upstream drainages within the existing drainage swale on the Golden Inn & Village project site. The District did not require retention of the historic off-site runoff within the new detention basins developed for the Golden Inn & Village project. The detention basins were constructed to detain onsite stormwater runoff only, and mitigate the post development peak flow rate at or below the pre-development peak flow rate for the 2-year through 100-year storm events. Off-site flows are accommodated through the existing drainage swale, per the District's condition letter. The design of the drainage system has been reviewed and approved by the District.

On April 25, 2017, the Central Coast Regional Water Quality Control Board (Water Board) conducted a partial program evaluation of Santa Barbara County's Stormwater Management Program. According to the June 1, 2017 Notice of Violation and Technical Report Order, the Golden Inn & Village project did not meet the following Post-Construction Performance Requirements (Resolution No. R3-2013-0332): Performance Requirement No. 2 for water quality, No. 3 for stormwater volume retention, and No. 4 for peak runoff control of the 2- through 10-year storm events. According to this notice, the stormwater control measures were not constructed according to the approved plans, and the County approved a Stormwater Control Plan (SWCP) that contained calculation errors and design issues. To address these issues, the applicant provided a revised SWCP to the County and Central Coast Water Board for review. The revised SWCP provided as-built measurements of volume storage in the basins and updated calculations for the 2- through 10-year peak flows, which satisfied both the County and the Water Board. On January 25, 2018, the Central Coast Water Board confirmed that the Golden Inn & Village project meets the Performance Requirements of Resolution R3-2013-0332 (Central Coast Water Board email, 1/25/18).

The proposed project would not cause greater impacts to water resources/flooding than those that were identified. Therefore, the mitigation measures identified in 14NGD-00000-00007 (WatCons01, NPDES-21, NPDES-22, NPDES-26, WatConv-01, WatConv-03, WatConv-04, WatConv-05, WatConv-07) have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. Cumulative impacts would remain less than significant.

8. Agricultural Resources, Cultural & Historic Resources, Energy, Fire Protection, Hazardous Materials/Risk of upset, Land Use, Recreation and Transportation/Circulation.

The MND determined that the development of the Golden Inn and Village project would result in less than significant impacts in the following issue areas: Cultural & Historic Resources, Energy, Fire Protection, Hazardous Materials/Risk of upset, Land Use, Recreation, Transportation/Circulation, and Agricultural Resources. Cumulative impacts in each of these issue areas were determined to be less than significant. Please refer to the MND for a full discussion.

Changes in Project Impacts: No additional grading or ground disturbance is proposed. As a result, the proposed project would not cause greater impacts or additional impacts to cultural, historic resources, geologic processes, land use and noise than those that were identified in the MND. In addition, the proposed project would not generate the need for additional employees or residents and impacts to public facilities, transportation/ circulation and fire protection services would be the same as the approved project. Therefore, no changes in project impacts to the issue areas and resources identified above would occur as a result of the proposed revision to the Development Plans. In addition, no additional mitigation is required and cumulative impacts would remain less than significant.

PLANNING AND DEVELOPMENT DEPARTMENT FINDINGS

It is the finding of the Planning and Development Department that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or Negative Declaration is not required for the project. Identified mitigation measures would reduce all Class II impacts associated with the project to less than significant levels (Class III). As mentioned above, the proposed project would not cause greater impacts or additional impacts than what were identified in 14NGD-00000-00007. Discretionary processing of the Revisions to the Golden Inn & Village Development Plans (Case Nos. 17RVP-00000-00046 to 12DVP-00000-00014, 17RVP-00000-00071 to 13DVP-00000-00005, and 17RVP-00000-00072 to 13DVP-00000-00006) may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

ATTACHMENTS

1. Golden Inn & Village Final Mitigated Negative Declaration, dated April 25, 2014
2. Revised Project Plans
3. Photometric Studies (GECE, dated April 7, 2016 and May 26, 2017)
4. Photo Simulations