

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for: The Golden Inn & Village

Alice McCurdy

Hearing Date: May 14, 2014
Staff Report Date: April 24, 2014
Case Nos.:
12GPA-00000-00002, 12RZN-00000-00002
12TPM-00000-00009, 12DVP-00000-00014
13DVP-00000-00005, 13DVP-00000-00006
Environmental Document: Mitigated Negative Declaration / 14NGD-00000-00007

Deputy Director: Alice McCurdy
Division: Development Review
Supervising Planner: John Karamitsos
Supervising Planner Phone #: 934-6255
Staff Contact: Dana Eady
Planner's Phone #: 934-6266

APPLICANT/OWNER:

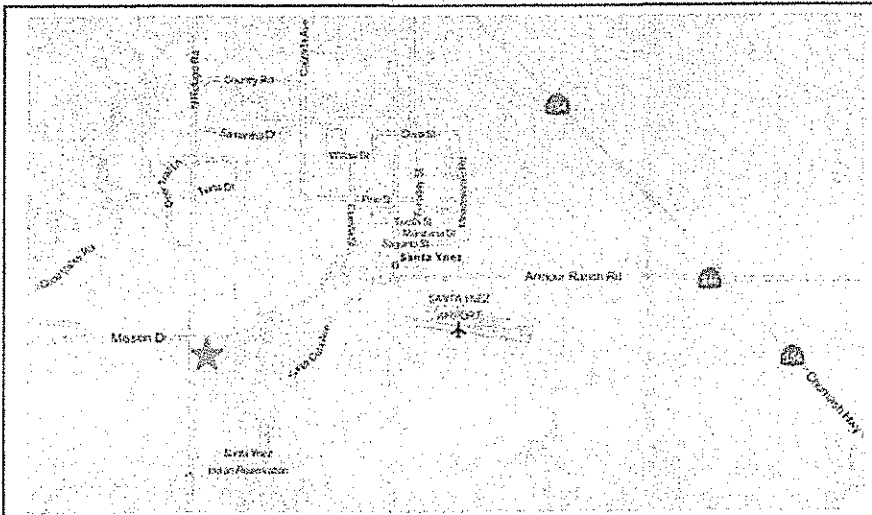
The Rona Barrett Foundation
P.O. Box 1559
Santa Ynez, CA 93460
(805) 688-8887

AGENT:

Lisa Plowman
Peikert Group Architects
10 E. Figueroa St.
Santa Barbara, CA 93101
(805) 963-8283

ENGINEER:

Jeffrey P. Wagner, PE
1998 Santa Barbara St.
San Luis Obispo, CA 93401
(805) 549-8658



This site is identified as Assessor Parcel Number 141-380-014, located at the southeast corner of Highway 246 and Refugio Road in the Santa Ynez Area, 3rd Supervisorial District.

Applications Filed: April 17, 2012, November 30, 2012, April 2, 2013
Applications Complete: August 7, 2013
Processing Deadline: 60 days from approval of ND

1.0 REQUEST

Hearing on the request of Lisa Plowman of Peikert Group Architects, agent for The Rona Barrett Foundation, owner, to consider the following:

- a) **12GPA-00000-00002** [application filed on April 17, 2012] proposing to amend the land use designation on the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres;
- b) **12RZN-00000-00002** [application filed on November 30, 2012] proposing to rezone the subject parcel from Residential (1-E-1) to Professional/Institutional (PI) on approximately 2.2 acres, Design Residential (DR-14) on approximately 2.1 acres, and

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Design Residential (DR-25) on approximately 3 acres in compliance with Chapter 35.14 of the County Land Use and Development Code;

- c) **12TPM-00000-00009/TPM 14,794** [application filed on November 30, 2012] for approval of a Vesting Tentative Parcel Map in compliance with County Code Chapter 21 to subdivide approximately 7.3 acres (gross) into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2), and 2.1 acres (Proposed Parcel 3);
- d) **12DVP-00000-00014** [application filed on November 30, 2012] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop an Assisted Living/Memory Care Facility of approximately 36,991 sq. ft. with a maximum building height of 27 ft.;
- e) **13DVP-00000-00005** [application filed on April 2, 2013] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop an Independent Living Senior Apartment Complex and a Senior Community Center of approximately 46,067 sq. ft. with a maximum building height of 25 ft.;
- f) **13DVP-00000-00006** [application filed on April 2, 2013] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 27 Low-Income Employee/Family Apartments in three separate buildings totaling approximately 24,442 sq. ft., each with a maximum building height of 23 ft. 6 in.; and to

Adopt the Mitigated Negative Declaration (14NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding.

The ND and all documents referenced in the ND may be reviewed at Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The ND is also available at the Solvang Public Library, 1745 Mission Dr., Solvang CA 93463. The document is available online at: www.sbcountyplanning.org.

The applications involve Assessor Parcel No. 141-380-014 located at the southeast corner of Highway 246 and Refugio Road, in the Santa Ynez area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below recommending that the Board of Supervisors conditionally approve Case Nos. 12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009/TM 14,794, 12DVP-00000-00014, 13DVP-00000-00005, and 13DVP-00000-00006 marked "Officially Accepted, County of Santa Barbara, May 14, 2014, County Planning Commission Attachments A-H", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration (14NGD-00000-00007) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Adopt a resolution recommending that the Board of Supervisors approve a Comprehensive Plan Amendment (12GPA-00000-00002), changing the Land Use Designation on specified portions of the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres (draft resolution included as Attachment D).
4. Adopt a resolution recommending that the Board of Supervisors approve an ordinance (12RZN-00000-00002) changing the zone district on specified portions of the subject parcel from Residential (1-E-1) to Professional/Institutional (PI) on approximately 2.2 acres, Design Residential (DR-14) on approximately 2.1 acres, and Design Residential (DR-25) on approximately 3 acres (draft resolution included as Attachment E).
5. Recommend that the Board of Supervisors approve a Vesting Tentative Parcel Map (12TPM-00000-00009), subject to the conditions included as Attachment B.
6. Recommend that the Board of Supervisors approve a Final Development Plan (12DVP-00000-00014) including a modification to the setback requirement, to develop an Assisted Living/Memory Care Facility of approximately 36,991 sq. ft. with a maximum building height of 27 ft., subject to the conditions included as Attachment B.
7. Recommend that the Board of Supervisors approve a Final Development Plan (13DVP-00000-00005) to develop a Low Income Independent Senior Living Apartment complex, and a Senior Community Center of approximately 46,067 sq. ft. with a maximum building height of 25 ft., subject to the conditions included as Attachment B.
8. Recommend that the Board of Supervisors approve a Final Development Plan (13DVP-00000-00006) to develop 27 Low-Income Employee/Family Apartments in three separate

buildings totaling approximately 24,442 sq. ft., each with a maximum building height of 23 ft. 6 in. subject to the conditions included as Attachment B.

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

3.0 JURISDICTION

This project is being considered by the County Planning Commission for a recommendation to the Board of Supervisors based on the following sections of the County Land Use and Development Code (LUDC), and Chapter 21 Subdivision Regulations:

- 3.1 **12GPA-00000-00002, 12RZN-00000-00002:** Section 35.80.020 of the County Land Use and Development Code states that the Planning Commission reviews Comprehensive Plan Amendments and Rezones and provides a recommendation to the County Board of Supervisors who are the final decision makers of the project.
- 3.2 **12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006:** Section 35.82.080.D.7 of the LUDC provides that "if a Development Plan application is considered in conjunction with a Zoning Map Amendment application or other application requiring legislative approval, the Planning Commission may recommend approval, conditional approval, or denial to the Board of Supervisors".
- 3.3 **12TPM-00000-00009:** Section 21-6 of Chapter 21 states that the Board of Supervisors shall be the decision maker for all tentative maps which are companion to other discretionary cases under their jurisdiction.
- 3.4 **LUDC Section 35.80.020** states that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case the highest jurisdiction is the Board of Supervisors, due to the general plan amendment and rezone applications. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

4.0 ISSUE SUMMARY

4.1 Requirement for a General Plan Amendment

The proposed General Plan Amendment was initiated by the Planning Commission on June 20, 2012 based on its potential to be "in the public interest". The project proposes a mixture of housing types and senior services that would include an Assisted Living/Memory Care Facility, Senior Independent Living Apartment Complex, Senior Community Center, and 27 Low Income Employee/Family Apartments located within three separate buildings that would be 100% affordable. The proposed project would conform with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan and offers benefits to the community that cannot be realized under the existing Res-1.0 land use designation.

4.2 Aesthetics/Visual Resources

The 7.3 acre parcel is located in the urban area of Santa Ynez, and includes approximately 580 linear feet of frontage along Hwy 246. Currently, views of the Santa Ynez Mountains south of the subject parcel are unobstructed to travelers along Hwy 246 and from neighboring properties to the north. The Assisted Living and Memory Care buildings would be set back approximately 110 feet from the edge of pavement with a 240 foot long façade facing Highway 246. Approximately 140 feet to the east (across the existing drainage course onsite), the proposed apartment buildings would be set back 105 feet from the edge of Highway 246, with a 55 foot façade facing the highway.

The subject parcel is at a lower elevation than Highway 246, and the proposed senior facilities and apartments would be developed at grades approximately 10-12 feet lower than the highway. As a result, proposed structural development along approximately 50% of the project frontage (295 lineal feet of structural development/580 feet of Highway 246 frontage) would partially obscure existing views of the Santa Ynez Mountains from Hwy 246 and properties located to the north of the project site.

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.

The proposed project is designed to match the western feel of Santa Ynez with design elements such as corrugated metal roofs, wooden siding, stone veneer, and cement plaster. The proposed project was reviewed conceptually by the Central Board of Architectural Review (CBAR) on

November 9, 2012. The CBAR was generally supportive of the project's design, and commented that the site plan is well-conceived, including circulation, for this large development on a prominent corner. Architecturally, the materials fit the rural character at a pedestrian scale, and review by the BAR would ensure that the project's design conforms to the SYVCP standards discussed above. The applicant has addressed the CBAR's comments contained in the minutes dated November 9, 2012 (Attachment F). Following Board of Supervisors approval, the project would return to the CBAR for preliminary/final review and approval.

4.3 Airport Land Use Commission (ALUC)

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the proposed project with respect to airport-related noise and safety impacts from the Santa Ynez Airport. Since the proposed project includes a General Plan Amendment and Rezone and is located within 2 miles of the Santa Ynez Airport, review of the project by the ALUC is required prior to Board of Supervisors approval. Preliminary review by the ALUC indicates no issues associated with the proposed project. The project site is located outside of the Santa Ynez Airport flight approach zone, and is not underneath a flight path. On May 15, 2014, the proposed project is scheduled to be reviewed on consent by the Santa Barbara County Association of Governments (SBCAG) Board, acting as the Airport Land Use Commission for the County of Santa Barbara.

4.4 Drainage

Onsite storm water runoff would be directed to two proposed onsite detention basins. The easterly portion of the project site would drain to a proposed basin on the east side of the existing drainage swale, and the westerly portion of the project site and a portion of the existing offsite drainage from Hwy 246 would drain to a basin on the west side of the existing drainage swale. The vegetated swale would 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 run-off 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 proposed drainage basins would retard the drainage flow of the runoff so that the post-development flows leaving the site would be the same as or less than the existing peak flow from the pre-development conditions, including accommodating the existing drainage from offsite north of Hwy 246.

4.5 Traffic

The proposed project would be expected to generate 658 Average Daily Trips (ADTs), 39 A.M. Peak Hour Trips (PHT), and 49 P.M. Peak Hour Trips (Associated Transportation Engineers (ATE), dated October 15, 2013). ATE's report concludes that the proposed project's traffic contribution to area roadways and intersections would be less than significant for both project-specific and cumulative transportation/circulation impacts. The study area roadways are forecast to

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carry volumes within their acceptable capacity ratings under existing plus project conditions, and the affected intersection and road segments would maintain the LOS C standard or better. Hwy 246 and Refugio Road in the project site vicinity have no unusual design features.

Traffic counts were conducted at the Hwy 246/Refugio Road intersection during the early afternoon period (2:00 to 4:00 P.M.) to evaluate intersection operations when the adjacent schools (Santa Ynez Valley Union High School and Santa Ynez Valley Christian Academy) are let out. The data presented shows that the project would not generate a significant impact to the Hwy 246/Refugio Road intersection during the early afternoon period when the adjacent schools are let out. Access to the project site would be provided by two driveways from Refugio Road. The 172 required parking spaces would be located adjacent to the proposed buildings. The interior circulation on the project site has been reviewed and approved by the County Fire Department and Public Works Transportation Division.

The City of Solvang is the administrator of the Santa Ynez Valley Transit (SYVT) under a joint powers agreement between the City of Buellton, City of Solvang, and County of Santa Barbara. SYVT operates two fixed route buses daily as well as a Dial-A-Ride ADA para-transit service. The fixed route service runs back and forth along the Hwy 246 frontage of the proposed project site. In a letter dated May 1, 2013, the City of Solvang states that the proposed project would place significant added ridership on the SYVT service. Therefore, the project has been designed to include the installation of a new SYVT bus stop/shelter along Hwy 246.

4.6 Modification request for reduction in setbacks

The proposed project includes a request for a modification pursuant to LUDC Section 35.82.080.H for a 5 ft. reduction in the 15 ft. side yard setback requirement in the Professional and Institutional zone district. This section of the LUDC states that the review authority may modify the distance between structures, landscaping, parking, 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. In this case, allowing a reduction in the side yard setback from 15 ft. to 10 ft. is justified as it would allow the proposed Memory Care/Assisted Living Facility, and Senior Community Center buildings to be located in close proximity to provide senior citizens with safe and convenient access between the two uses.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Residential (Res-1.0), Santa Ynez Community Plan Urban Township area
Ordinance, Zone	Land Use and Development Code, 1-E-1
Site Size	7.74 acres (gross), 7.3 acres (net)
Present Use & Development	Vacant
Surrounding Uses/Zone(s)	North: Santa Ynez Valley YMCA; Retail Commercial (C-2) Northwest: Santa Ynez Valley Union High School (1-E-1) South: Single Family Residences, Residential (1-E-1) East: Single Family Residences, Residential (1-E-1) West: Santa Ynez Valley Christian Academy, Residential (1-E-1)
Access	Two proposed driveways accessed from Refugio Road; No access from Hwy 246.
Public Services	Water Supply: Santa Ynez River Conservation District #1 Sewage: Santa Ynez Community Services District Fire: S.B. County Fire Dept., Station 32 (906 Airport Rd. Santa Ynez) Schools: Solvang School District Santa Ynez Valley Union High School District Police Services: Santa Barbara County Sheriff

5.2 Existing Setting

Slope/Topography: The subject parcel is at approximately 600 feet in elevation above sea level. Topography onsite ranges from 0 to 10% slopes.

Fauna/Flora: There are no known rare or endangered plant or animal species located on the subject parcel. Animals which could be found in area include snakes, coyotes, gophers, deer, raptors, raccoons, and opossums. The subject parcel contains primarily non-native grassland habitat dominated by ryegrass and wild oats. Other dominant non-native species observed during biological surveys of the onsite drainage include soft chess, barnyard barley, black medic, common vetch and re-stemmed filaree. Native woody plant species include coyote bush, three valley oaks, roses, and an old orchard located in the southwest corner of the site.

Archaeological Sites: A Phase I Survey completed on the subject property on July 27, 2006 indicated no presence of on-site cultural resources. An extended Phase I survey was completed on April 16, 2014. No on-site cultural resources were discovered.

Soils: The National Resources Conservation Service (NRCS, 2010) has identified two soil types located on the subject parcel. Positas fine sandy loam, 2 to 9 percent slopes (eastern 20% of the parcel), and Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes (western 80% of the parcel).

Drainages: A USGS designated blue line creek (seasonal drainage swale) bisects the parcel from north to south.

Surrounding Land Uses: The proposed project site is located within the Santa Ynez Valley Community Plan area. Surrounding land uses consist of commercial development to the north (YMCA), Santa Ynez High School to the northwest, a private elementary school to the west, and residential development (single family homes) to the east and south.

Existing Structures: There are no existing structures on the subject parcel.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Maximum Height of Structures	Assisted Living/Memory Care Facility (proposed parcel 1, PI zone): Maximum building height of 27 feet.	PI Zone – 35 Feet (LUDC Section 35.24.040, Table 2-17)
	Low Income Senior Apartments and Senior Community Center Facility (proposed parcel 2, DR zone): Maximum building height of 29 feet.	DR Zone – 35 Feet (LUDC Section 35.23.050, Table 2-11)
	Low income employee/family apartments (proposed parcel 3, DR zone): Maximum building height of 23 feet 6 inches.	DR Zone – 35 Feet (LUDC Section 35.23.050, Table 2-11)
Building Coverage (footprint)	Assisted Living/Memory Care Facility (proposed parcel 1, PI zone): 21,017 sq. ft. (22%)	PI Zone – 40% for buildings only (LUDC Section 35.24.040, Table 2-17)
	Low income employee/Family Apartments (proposed parcel 3, DR zone): 15,567 sq. ft. (17%)	DR Zone – 30% for structures containing dwelling units (LUDC Section 35.23.050, Table 2-11)
	Low Income Senior Apartments and Senior Community Center Facility (proposed parcel 2, DR zone): 29,388 sq. ft. (22%)	DR Zone – 30% for structures containing dwelling units (LUDC Section 35.23.050, Table 2-11)

Statistics		
Item	Proposed	Ordinance Standard
Setbacks	<p>Assisted Living/Memory Care Facility (Proposed Parcel 1, PI Zone)</p> <p>Front: 15 ft. from the Refugio Road right-of-way.</p> <p>Front Secondary: (Lot width is greater than 100 ft.) – 15 ft. from the Hwy 246 right-of-way.</p> <p>Side: 15 ft. Rear: 10 ft. (request for 5 ft. reduction in rear yard setback per LUDC Section 35.82.080.H)</p>	<p>PI Zone Setbacks (LUDC Section 35.24.040, Table 2-17) –</p> <p>Front: 45 ft. from road centerline and 15 ft. from right-of-way; 20 ft. for a garage or carport that opens directly on the street.</p> <p>Front Secondary: Lot width less than 100 ft. - 20% of lot width, 10 ft. minimum. Lot width 100 ft. or more - Same as primary front setback.</p> <p>Side: 15 ft. Rear: 15 ft.</p>
	<p>Independent Living Senior Apartments/Senior Community Center (Proposed Parcel 2, DR Zone):</p> <p>Front: 20 ft. from the Refugio Road right-of-way</p> <p>Front Secondary: N/A</p> <p>Side: Uncovered parking – 5 ft. to the adjacent property line; Structures - 75 ft.</p> <p>Rear: 10 ft.</p>	<p>DR Zone Setbacks (LUDC Section 35.23.050, Table 2-11) –</p> <p>Front (structures): Inland - 20 ft. from right-of-way, or 20 ft. from easement serving 5 or more dwellings.</p> <p>Front Secondary (structures): Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or greater - same as primary front setback.</p> <p>Side (structures): Inland - 10 ft.</p> <p>Rear (Structures): Inland - 10ft.</p>

Statistics		
Item	Proposed	Ordinance Standard
	<p>Low Income Employee/Family Apartments (Proposed parcel 3, DR Zone):</p> <p>Front: Uncovered parking – 15 ft. from the Hwy 246 right-of-way; Structures – 77 ft.</p> <p>Front Secondary: N/A</p> <p>Side: 15 ft. 5 in.</p> <p>Rear: 215 ft.</p>	<p>Parking: In the DR zone district uncovered parking areas shall not be located closer than 15 feet to the street right-of-way line and closer than five feet to any other property line. (LUDC Section 35.36.100.D.5.)</p>
Roads/Parking	<p>Proposed Parcel 1 (PI Zone): 37 parking spaces required & provided: (60 beds/3=20spaces); (50 employees/3 = 16 spaces) Lot coverage: 31,673 sq. ft. (33%)</p>	<p>1 space /3 beds 1 space/3 employees (Required per LUDC Section 35.36.070, Table 3-6: Non-residential parking standards)</p>
	<p>Proposed Parcel 2 (DR Zone): 79 parking spaces required and provided: (50 seniors/10 = 5 spaces) (12 employees/2 = 6 spaces) (60 units = 60 spaces) (2,400 sq. ft. office space/300 sq. ft. = 8 spaces) Lot coverage: 33,122 sq. ft. (25%)</p>	<p>1 space/10 seniors 1 space/2 employees 1 space/unit 1 space/300 sq. ft. office space (Required per LUDC Section 35.36.070, Table 3-6: Non-residential parking standards, and Section 35.36.050, Table 3-5: Residential parking standards)</p>
	<p>Proposed Parcel 3 (DR Zone): 38 parking spaces provided (37 required): (10x2 = 20 spaces) (10 = 10 spaces) (7 = 7 spaces) Lot coverage: 29,678 sq. ft. (32%)</p>	<p>2 spaces/3 bedrooms 1 space/2 bedrooms 1 space/1 bedroom (Required per LUDC Section 35.36.050, Table 3-5, Residential parking standards)</p>
	<p>Additional guest parking: 18 parking spaces provided: (87 units / 5 = 18 spaces)</p>	<p>1 Guest Space/5 units (Required per LUDC Section 35.36.050, Table 3-5)</p>

Statistics		
Item	Proposed	Ordinance Standard
Common Open Space / Landscaping	Proposed Parcel 1 (PI Zone): 35,755 sq. ft. (37%)	PI Zone – No Minimum Requirement (LUDC Section 35.24.040, Table 2-17)
	Proposed Parcel 2 (DR Zone): 56,740 sq. ft. (43%)	DR Zone – 40% Minimum Open Space Requirement (LUDC Section 35.23.060.B.1.b)
	Proposed Parcel 3 (DR Zone): 40,669 sq. ft. (44%)	DR Zone – 40% Open Space Requirement (LUDC Section 35.23.060.B.1.b)
Project Density	Proposed Parcel 1: Assisted Living and Memory Care (PI Zone): 60 units	PI: No maximum limit.
	Proposed Parcel 2: (DR Zone, RES-30 Land Use Designation) Independent Living / Senior Community Center & Admin. offices: 60 Units; 10,784 sq. ft.	DR-25: 30 dwelling units/acre 30 dwelling units x 3 acres = 90 units maximum.
	Proposed Parcel 3: (DR Zone, RES-20) Low Income Employee/Family Apartments: 27 units	DR-14: 20 dwelling units/acre 20 units x 2.1 acres = 42 units maximum.
Grading	15,000 cubic yards cut and fill	Chapter 14, Grading Ordinance - Section 14-21 through -29: Exposure of work; limitation on hours of operation; dust control; cut/fill slopes; erosion control.

5.4 Description

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

The proposed project includes a Parcel Map, Case No. 12TPM-00000-00009 (TPM 14,794) to divide the existing 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). Proposed Parcel 1 would host the proposed Assisted Living/Memory Care building, Proposed Parcel 2 would host the proposed

Independent Living Senior Apartments and Senior Community Center, and Proposed Parcel 3 would host the proposed Low Income Employee/Family Housing units.

The request also includes 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 (Proposed 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 (Proposed Parcel 2)

The Low Income Senior Independent Living Apartment portion of the project would include 60 units to be owned and operated by the Housing Authority of the County of Santa Barbara. The unit mix would include 20 studio apartments and 40 one-bedroom apartments. Each unit would

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include independent kitchen facilities, but the residents would have the choice of having meals provided in the dining facility in the community center. As noted above, the building is proposed to face 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 would be 46,067 gross square feet. The portion of the structure dedicated for the apartments totals approximately 37,283 square feet. This building would be two stories with a building height of 25 feet.

Common Senior Facilities (Proposed Parcel 2)

The proposed Senior Community Center would house 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 10,784 gross square feet and is two stories with a building height ranging between 25 to 29 feet. It is anticipated that there would be approximately 12 staff associated with uses in the Community Center, including a manager for the senior apartments that would live on-site.

The building would also include a dining room and kitchen where meals would be prepared on-site. As noted above, residents of the low income apartments may participate in the voluntary meal plan and meals would be served to those utilizing the Senior Community Center.

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

The Housing Authority of the County of Santa Barbara would own and manage 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 would provide a place for seniors and those visiting the community center to enjoy the surroundings in an outdoor setting.

Low Income Employee/Family Apartments (Proposed Parcel 3)

Proposed Parcel 3 would include 27 Low Income Employee/Family Apartments located in three separate buildings. Qualifying on-site employees would be given first preference to these units to limit traffic trips for commuting and reduce the need for onsite parking. It is anticipated that approximately 12 of the units would be occupied by onsite employees. Units that are not occupied by employees would be made available to qualifying members of the general public. The Housing Authority of the County of Santa Barbara would own and manage the low-income

apartments. Seven (7) one-bedroom apartments, ten (10) two-bedroom apartments, and ten (10) three-bedroom apartments be organized in three separate buildings as follows:

- Building 3 would total 7,556 gross square feet in size including four (4) two-bedroom units, each 765 net square feet in size and four (4) three-bedroom units, each 991 net square feet in size.
- Building 4 would total 9,330 gross square feet in size including seven (7) one-bedroom units, each 646 net square feet; two (2) two-bedroom units, each 765 net square feet in size; and two (2) three-bedroom units, each 991 net square feet in size. This building also includes a 646 net sq. ft. community room for use by the residents of the units.
- Building 5 would total 7,556 gross square feet in size including four (4) two-bedroom units, each 765 net square feet in size and four (4) three-bedroom units, each 991 net square feet in size.

Each of the buildings would be two stories with a building height of 23 feet 6 inches. This portion of the project would include 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 three separate phases. The timing of the phasing will be determined after the project has been reviewed by the decision-makers and prior to application for building permits.

Access and Internal Circulation

Site access would consist of two entrances/exits to be located on Refugio Road. Primary site access would be provided approximately 150 feet south of Highway 246 by formal entrance driveway. Near this entrance, a small turning circle would allow 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* would be located directly north of the turning circle for the residents of the assisted living/memory care facility. The site's internal circulation system would extend 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 would provide pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, would be 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

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Proposed Parcels 1 and 2. Additional footpaths and a foot bridge would be placed over the proposed vegetated-swale to create direct access to the employee family housing from the senior facilities.

The project also includes a 5 to 8-foot multi-use path adjacent to Refugio Road. This pathway would mirror the existing pathway which fronts the YMCA property on the north side of Highway 246 and would provide for pedestrian travel along the roadway similar to a sidewalk.

Grading, Drainage, Hydrology, Bio-Treatment

The project site would be graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents. Grading would include approximately 15,000 cubic yards of cut and 15,000 cubic yards of fill 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 proposed senior facilities would be approximately 10-12 feet below the highway and the affordable employee/family housing will be about 10 feet below the highway.

Storm water run-off generated on-site would be directed through an on-site storm drain system into two detention basins to be 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 would be 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 Proposed Parcel 3. The vegetated swale would 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 run-off 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 un-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 would be designed in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. The proposed grading plan would maintain 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 proposed 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 proposed to be developed at the southeastern corner of the site intended to serve onsite employees and residents. Two smaller barbeque areas would be placed directly adjacent to the low-income employee/family units on Proposed Parcel 3.

Parking

Parking for each of the uses and buildings included with the project would be provided along the exterior boundaries of the site. 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	20	20
- 1 space/3 employees	17	17
Senior Community Center - 50 Seniors		
- 1 space/10 seniors	5	5
- 1 space/2 employees	6	6
2,400 s.f. Housing Authority Office Space	8	8
- 1 space/300 s.f.		

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	8 10 20
Guest Parking for 87 Units - 1 space/5 units	18	18
PROJECT TOTAL	171	172

Project Lighting

Numerous 8-foot tall, post-mounted light fixtures would be located throughout the project’s parking areas. Bollard style lighting would be 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 would be 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 will be provided.

5.5 Background Information

The subject parcel was legally created as Lot B of Parcel Map No. 11,728, recorded on February 26, 1973 in Book 11, page 65 of official records. The subject parcel has historically been developed with residential and low intensity agricultural uses. The proposed General Plan Amendment was initiated by the Planning Commission on June 20, 2012.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (MND) has been prepared for this project to evaluate potentially significant impacts under CEQA and to identify mitigation measures to reduce impacts and alternatives to the proposed project that would avoid or substantially lessen significant impacts. The Draft Mitigated Negative Declaration was released for a 30-day public comment period on March 27, 2014. The public comment period closed at 5 p.m. on April 25, 2014. A public hearing was held on April 10, 2014 to receive oral comments on the adequacy of the Draft MND.

During the public review period, the following comment letters were received: 1) Environmental Health Services, dated March 31, 2014, 2) Department of Transportation dated April 7, 2014, and 3) Agricultural Commissioner's Office dated April 1, 2014. The letter from Environmental Health Services clarified that the Hazardous Materials Unit is no longer part of the Fire Department, and is now part of Environmental Health Services. The Department of Transportation letter requested review of the project by the Airport Land Use Commission (ALUC). The Agricultural Commissioner's Office identified the need to provide additional information pertaining to active agricultural uses within ¼ mile of the project site, and an assessment of the potential impacts of the project on these farming operations.

These letters are included as Attachment 6 of the attached proposed Final Mitigated Negative Declaration, dated April 22, 2014 (Attachment C). Please refer to the Proposed Final Mitigated Negative Declaration for a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts to less than significant.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p><i>Comprehensive Plan Designation Urban Area, Residential-1.0</i></p>	<p>Consistent. The proposed project includes a General Plan Amendment to change the land use designation on specified portions of the 7.3 acre subject parcel from Residential (1-E-1) to Office and Professional (P), Residential (Res-20, Res-30). The proposed General Plan Amendment would allow the subject parcel to be developed as proposed. The proposed project would be compatible with the surrounding uses consisting of a mixture of urban uses.</p>

REQUIREMENT	DISCUSSION
<i>Land Use Element – Land Use Development Policies</i>	
<p><i>Land Use Development Policy 3: No urban development shall be permitted beyond the boundaries of land designated for urban uses except in neighborhoods in rural areas.</i></p>	<p>Consistent. The proposed project includes a rezone to change the zone designation on the subject parcel from residential, 1-E-1, to Professional and Institutional, PI, and Design Residential, DR. The rezone would allow the parcel to be developed with a mixture of residential and commercial development located within a designated urban area of the Santa Ynez Valley Community Plan (SYVCP). Therefore, the proposed project is consistent with this policy.</p>
<p><i>Land Use Development Policy 4: Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Consistent. Water for the proposed project would be supplied from the Santa Ynez River Water Conservation District – Improvement District #1, which receives its water from the Santa Ynez Uplands Groundwater Basin. According to the Santa Barbara County Public Works Water Resources Division Groundwater Report dated May 1, 2012, the Santa Ynez Uplands Groundwater Basin is currently in a slight state of overdraft.</p> <p>The proposed project would result in a total water demand of 31.18 AFY. Since the volume of water extracted annually from the groundwater basin would not exceed the Santa Ynez Uplands Groundwater Basin threshold of significance of 61 AFY, the proposed project would not substantially reduce the amount of water otherwise available for public water supplies, and adequate water is available to serve the proposed project.</p> <p>Access to the site would be provided by two proposed driveways accessed from Refugio Road. Proposed driveways are designed to conform to Fire Department access standards. Fire protection services will be provided by S.B. County Fire Dept. Station 32 located at 906 Airport Road in Santa Ynez. Police protection will be provided by the County</p>

REQUIREMENT	DISCUSSION
	<p>Sheriff.</p> <p>The Santa Ynez Community Services District has provided a preliminary Can and Will Serve letter indicating that adequate wastewater treatment and disposal capacity exist to serve the proposed project. The proposed project would result in The proposed project is conditioned (Condition No. 40) to require the property to be annexed into the district prior to map recordation. Therefore, the proposed project is consistent with this development standard.</p> <p>All necessary services are adequate or available to serve the proposed project. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Land Use Development Policy 5: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</i></p>	<p>Consistent. Domestic water services for the proposed project would be served by the Santa Ynez Valley Water Conservation District (SYVWCD ID No.1), and sanitary services would be provided by the Santa Ynez Community Services District. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Land Use Element – Hillside and Watershed Protection Policies</i></p>	
<p><i>Policy #1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p><i>Policy #2: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site</i></p>	<p>Consistent. The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. The project site would be graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents.</p> <p>Proposed grading would include approximately 15,000 cubic yards of cut and 15,000 cubic yards of fill with all material to be balanced onsite. Site preparation, including cut and fill activities associated with grading, would be kept to an absolute minimum to develop the site, and no grading on slopes with a gradient</p>

REQUIREMENT	DISCUSSION
<p><i>which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>of more than 20% would occur. Therefore, the proposed project is consistent with these policies.</p>
<p>Policy #4: <i>Sediment basins (including debris basins, de-silting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.</i></p> <p>Policy #5: <i>Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</i></p>	<p>Consistent: Conditions of approval have been applied to the proposed project to address water quality impacts (Condition Nos. 12-20, 28, 29). These conditions would ensure the project would be consistent with water quality policies requiring: 1) containment measures for sediment and other pollutants that could be generated during grading and construction activities; 2) parking area cleaning requirements; 3) erosion and sediment control re-vegetation requirements, 4) equipment storage and washout areas during construction; and, 5) preparation and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). Therefore, the proposed project is consistent with these policies.</p>
<p>Policy #6: <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p>	<p>Consistent: According to a Preliminary Drainage Report (EDA Design Professionals, dated November 21, 2012, and updated by Civil Design Studio, March 13, 2013), onsite storm water runoff would be directed to two proposed onsite detention basins. The easterly portion of the project site would drain to a proposed basin on the east side of the existing drainage swale, and the westerly portion of the project site and some offsite drainage from Hwy 246, would drain to a basin on the west side of the existing drainage swale.</p> <p>In an effort to address concerns expressed by property owners to the south regarding the increase in storm water run-off resulting to the existing development of the YMCA to the north, the applicant has agreed to detain a portion of the off-site storm water in the</p>

REQUIREMENT	DISCUSSION
	<p>proposed detention basins. The proposed drainage basins would retard the drainage flow of the runoff so that the post-development flows leaving the site would be the same as or less than the existing peak flow from the pre-development conditions, including accommodating the existing offsite drainage north of Hwy 246. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Policy #7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent: A USGS-designated blue line creek (drainage swale) with a central channel approximately 1 foot wide is located in the north-central portion of the property, which discharges into a constructed drainage in the south-central portion of the property.</p> <p>The proposed project description includes a bio-treatment area which is designed to improve and enhance the existing swale and constructed drainage. The proposed grading plan would maintain the swale and constructed drainage in its current location. The plan for the bio-treatment area would be installed in accordance with the Conceptual Plan for the Bio-treatment Area, and would consist of establishing native wetland species in the vegetated swale, and establishing an adjacent upland area on the 3:1 side slopes.</p> <p>Several mitigation measures and standard conditions are incorporated as conditions of approval to address water quality impacts to the drainage (Condition Nos. 12-20, 28, 29). These conditions would ensure: 1) containment measures for sediment and other pollutants that could be generated during grading and construction activities; 2) parking area cleaning requirements; 3) erosion and sediment control re-vegetation requirements, 4) Equipment storage and washout areas during construction activities; and, 5) preparation and</p>

REQUIREMENT	DISCUSSION
	<p>implementation of a Storm Water Pollution Prevention Plan (SWPPP).</p> <p>Implementation of these conditions of approval would ensure that pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, would not be discharged into the drainage either during or after construction. Therefore, the project is consistent with this policy.</p>
Visual Resources Policies	
<p>Visual Resource Policy #1: <i>All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.</i></p>	<p>Consistent. The proposed project includes a Preliminary Landscaping Plan (Attachment H). This plan would receive Final approval by the CBAR prior to Zoning Clearance Issuance (Condition No. 3). Therefore, the project is consistent with this policy.</p>
<p>Visual Resource Policy #3: <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p>Consistent. The proposed project development would be clustered on three separate parcels, offering a diverse variety of housing types for senior citizens and the public by providing a memory care facility, senior independent living apartments, and a low income apartment complex.</p> <p>Roads, drives, and pathways onsite would not conform to a grid pattern, but would be varied to provide convenience and comfort of future residents. The proposed project includes walking paths through common open space areas, adequate parking, and access designed in accordance with County Fire Dept. requirements for safe ingress and egress.</p> <p>The exterior design of the proposed buildings would be in character with the rural/western feel of the town. The proposed variety in exterior detail, and heights, and proposed uses, is designed to be consistent with the scale and character of adjacent structures and of the</p>

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REQUIREMENT	DISCUSSION
	<p>surrounding community.</p> <p>The proposed project was conceptually reviewed by the Central Board of Architectural Review (CBAR) on November 9, 2012. The CBAR found that the proposed project represents an aesthetically pleasing design which is compatible with Santa Ynez, and the Hwy 246 corridor.</p> <p>With respect to the proposed architecture, the CBAR noted during their November 9, 2012 meeting that: <i>"The site plan is well conceived, including circulation, for this large development on a prominent corner. Architecturally, the materials fit the rural character at a pedestrian scale"</i>.</p> <p>Landscaping proposed by the applicant and supported by CBAR is an important component of the overall project design and is necessary to make the project work aesthetically. The project is conditioned to complete design review with the CBAR (Condition No. 3), including review and approval of a final landscape plan, a trash storage area that is architecturally compatible with the design of the project, and a lighting plan using the minimum amount necessary. Therefore, the project is consistent with the policy.</p>
<p>Visual Resource Policy #5: <i>Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p>Consistent. The project has been conditioned (Condition No. 39) to place all utility connections underground. Therefore, the project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
Flood Hazard Area	
<p><i>Policy #2: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelization, etc.</i></p>	<p>Consistent. No project structures or features would be located within a 100-year floodplain. According to a Preliminary Drainage Report (EDA Design Professionals, dated November 21, 2012, and updated by Civil Design Studio, March 13, 2013), onsite storm water runoff would be directed to two proposed onsite detention basins. The easterly portion of the project site would drain to a proposed basin on the east side of the existing drainage swale, and the westerly portion of the project site and some offsite drainage from Hwy 246, would drain to a basin on the west side of the existing drainage swale.</p> <p>The proposed drainage basins would serve two purposes. First, the basins would have metered outlets to maintain the peak rate of runoff in the post development conditions equal to or less than the existing conditions. Second, the basins would allow a portion of the drainage to have additional contact time with the soil to allow for infiltration of drainage into the soil. The drainage report concludes that the proposed drainage basins would retard the drainage flow of the basins so that the post-development flows leaving the site would be the same as or less than the existing peak flow from the pre-development conditions.</p> <p>The County Flood Control District issued a condition letter dated December 19, 2012 to ensure that the final project design meets the District's requirements consistent with the Floodplain Management Ordinance (Condition No. 59). In addition, no public funds are required for flood control works as noted in this policy. Therefore, the project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
Streams and Creeks Policies	
<p><i>Policy #1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</i></p>	<p>Consistent. The proposed project description includes a bio-treatment area which is designed to improve and enhance the existing swale and constructed drainage. The proposed grading plan would maintain the swale and constructed drainage in its current location. The plan for the bio-treatment area would be installed in accordance with the Conceptual Plan for the Bio-treatment Area, and would consist of establishing native wetland species in the vegetated swale, and establishing an adjacent upland area on the 3:1 side slopes.</p> <p>Several mitigation measures and standard conditions are incorporated as conditions of approval to address water quality impacts to the drainage (Condition Nos. 12-20, 28, 29). These conditions would ensure: 1) containment measures for sediment and other pollutants that could be generated during grading and construction activities; 2) parking area cleaning requirements; 3) erosion and sediment control re-vegetation requirements, 4) Equipment storage and washout areas during construction activities; and, 5) preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).</p> <p>Implementation of these conditions of approval would ensure that all permitted construction and grading activities within the stream corridor is carried out to minimize impacts from increased run-off, sedimentation, biochemical degradation, or thermal pollution. Therefore, the project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
Historical and Archaeological Policies	
<p><i>Policy #2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p>	<p>Consistent. A map and records check for the subject parcel was conducted at the Central Coast Information Center, University of Santa Barbara, California (CCIC) on August 1, 2006. The results indicate that no previously recorded prehistoric or historic archaeological sites are located on or adjacent to the subject parcel. A Phase I survey of the project area was conducted on July 27, 2006. No artifacts, features, or other evidence of prehistoric or historical archaeological resources were observed during the survey.</p> <p>An extended Phase I Archaeological Investigation was conducted on April 16, 2014 to determine if any intact, subsurface cultural resources exist within the subject property. No evidence was recovered during the Extended Phase I to indicate that cultural resources are located on the project site.</p> <p>While unlikely, it is possible that elements of cultural resources could exist undetected on the project site and the project is conditioned (Condition No. 25) to require work to stop in the event any resources area discovered. Therefore, the proposed project is consistent with these policies.</p>

REQUIREMENT	DISCUSSION
SANTA YNEZ VALLEY COMMUNITY PLAN (SYVCP)	
SYVCP – Land Use General	
<p>GOAL LUG-SYV: <i>Maintain the Santa Ynez Valley’s rural character and agricultural tradition while accommodating some well-planned growth within township boundaries that is compatible with surrounding uses.</i></p>	<p>Consistent: The proposed project represents an aesthetically pleasing design which is compatible with Santa Ynez, and the Hwy 246 corridor. The exterior design of the proposed buildings would be in character with the rural/western feel of the town. The proposed variety in exterior detail, and heights, and proposed uses, is designed to be consistent with the scale and character of adjacent structures and of the surrounding development within the township boundaries. Therefore, the proposed project is consistent with this goal.</p>
<p>Policy LUG-SYV-4: <i>Land Use and Zoning designations shall provide for reasonable use and development of property within given site constraints.</i></p>	<p>Consistent: The proposed Residential and General Commercial land use designations and corresponding Professional/Institutional and Design Residential zoning would provide for reasonable use and development of the site with the currently proposed project. The project has been designed to protect the existing blue line creek/drainage and oak trees and represents an aesthetically pleasing design which is compatible with the Santa Ynez Valley. Therefore, the proposed project is consistent with this policy.</p>
<p>Policy LUG-SYV-7: <i>The public shall be protected from noise that could jeopardize health and welfare.</i></p> <p>DevStd LUG-SYV-7.1: <i>For any new residential development or other sensitive receptor development that would be subject to exterior noise levels exceeding 65 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 65 dBA CNEL in exterior usable spaces</i></p>	<p>Consistent: Residential and health care facilities are considered to be sensitive noise receptors. An Environmental Noise Study (Dudek, November 6, 2012) was completed to analyze the potential for noise impacts, and is included as Attachment 6 to the Final Mitigated Negative Declaration dated April 24, 2014.</p> <p>According to the study, vehicle trips along Hwy 246 are the primary contributor to the existing ambient noise environment on the subject parcel, and Refugio Road is the secondary contributor. Noise measurements onsite were taken from approximately 70 feet from the center line of</p>

REQUIREMENT	DISCUSSION
<p><i>and 45 dBA CNEL in interior spaces. Typical design features that would be incorporated may include but are not limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Orientation of non-sensitive uses such as parking/garages and roadways closest the noise source.</i> • <i>Orientation of buildings such that the first row of buildings has 90% linear coverage parallel to the noise source For a building of 30 feet in height, in an ambient noise environment in excess of 70 dBA, building shielding would be anticipated to provide attenuation of 20 dBA.</i> • <i>Windows and sliding glass doors facing the noise source with a minimum Standard Transmission Class (STC) of 39 that are properly installed, weather stripped, and insulated.</i> • <i>Exterior doors facing the noise source with a minimum STC of 39 and insulated in conformance with Title 24 requirements.</i> • <i>Exterior wall facing material designed for a minimum STC of 39 (this can typically be achieved by adding absorptive insulation [i.e., fiberglass batts] in the wall cavity).</i> • <i>Roof or attic vents either facing away from the noise source or baffled.</i> • <i>Air conditioning or a mechanical ventilation system so that windows and doors may remain closed. Acoustical reports shall be submitted to P&D that detail construction and design specifications incorporated into all project components.</i> 	<p>Hwy 246, and 30 feet from the center line of Refugio Road. The measured average noise level was 64 dB, and 61 dB.</p> <p>In order to assess key exterior living areas associated with the proposed project, receptor locations included the assisted living courtyard, each of the patio areas for the employee housing, and the independent apartment patios closest to Refugio Road and Hwy 246. The analysis concludes that existing and future interior and exterior noise levels associated with Hwy 246 and Refugio Road would be below County thresholds (65 dB at the property lines), and the project would not create long-term exposure of people to noise levels exceeding County thresholds. No design features were required to reduce noise levels to acceptable levels.</p>

REQUIREMENT	DISCUSSION
<p>DevStd LUG-SYV-7.2: <i>The owners or operators of commercial uses on mixed-use development sites shall post a sign at each loading area which states that the idling time for delivery truck engines shall be limited to no more than three minutes. A minimum of two signs stating these restrictions shall be provided by the owner or operator. Planning and Development shall review signage and prior to issuance of occupancy permits and site inspect following construction completion.</i></p> <p>DevStd LUG-SYV-7.3: <i>External noise-generating equipment associated with commercial uses (e.g., HVAC units, etc.) that are located in mixed use developments and/or adjacent to residential uses shall be shielded or enclosed with solid sound barriers. An equipment area with appropriate acoustical shielding shall be designated on building plans. Equipment and shielding shall remain in the designated location. Planning or Building staff shall perform site inspections to ensure compliance.</i></p>	<p>Consistent: Conditions of approval have been applied to the project (Condition Nos. 7, 8) that require: 1) all outdoor noise generating devices, including air conditioners, fans, garbage compactors etc., to be shielded or enclosed with solid sound barriers; 2) limitations on deliveries between the hours of 8 AM to 6 PM; and, 3) the posting of signs at each loading area stating that the idling time for delivery truck engines shall be limited to no more than three minutes. Planning and Development would review the proposed signage prior to issuance of occupancy permits and site inspect following the completion of construction. Therefore, the project is consistent with these development standards.</p>
<p>Policy LUG-SYV-8: <i>The public shall be protected from air emissions and odors that could jeopardize health and welfare.</i></p>	<p>Consistent. According to the Final Mitigated Negative Declaration prepared for the proposed project (Attachment C), the total criteria pollutants generated by mobile and area sources would be 6.67 lb/day NOx, 6.60 lb/day ROC, and 3.11 lb/day PM10. These amounts are less than the daily trigger for offsets of 55 lb/day for NOx and ROC and 80 lb/day PM10. In addition, the project would emit less than 25 lb/day of NOx or ROC from mobile sources only. Therefore, the proposed project would not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.</p>

REQUIREMENT	DISCUSSION
	<p>The project would not produce any significant odors as the uses proposed are primarily residential, and would not generate offensive odors such as the odors created by fast food restaurants, bakeries, manufacturing, etc. While the proposed project would require food preparation and janitorial services at a heightened level, no air emission or odors would be generated at levels that could jeopardize public health and welfare. Therefore, the project is consistent with this policy.</p>
<p>DevStd LUG-SYV-8.1: <i>The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:</i></p> <ul style="list-style-type: none"> • <i>The applicant shall increase building energy efficiency ratings by at least 20% above what is required by Title 24 requirements (CAPCOA MM E-6). Potential energy consumption reduction measures include, but are not limited to:</i> <ul style="list-style-type: none"> - <i>Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles (CAPCOA MM E-4, CAPCOA MM-13);</i> - <i>Using high efficiency gas or solar water heaters (CAPCOA MM E-14);</i> - <i>Using built-in energy efficient appliances (CAPCOA MM E-16);</i> - <i>Installing double-paned windows;</i> - <i>Installing door sweeps and weather stripping if more efficient doors and windows are not available;</i> - <i>Installing low energy interior lighting;</i> - <i>Using low energy street lights (i.e. sodium);</i> <p><i>and</i></p> <ul style="list-style-type: none"> - <i>Installing high efficiency or gas space heating (CAPCOA, MS G-9).</i> <ul style="list-style-type: none"> • <i>Possible additional Green Building</i> 	<p>Consistent: The proposed project description includes the implementation of the following energy efficiency and building techniques:</p> <ul style="list-style-type: none"> - Using durable roofing & cladding materials - Using high efficiency gas or solar water heaters - Using built-in energy efficient appliances - Installing double-paned windows - Installing low energy interior lighting - Using low energy street lights (i.e. sodium) - Install solar systems to reduce energy needs (e.g., solar panels). - Plant native, drought resistant landscaping <p>These techniques would result in an increase in building energy efficiency ratings by at least 20% above what is required by Title 24 requirements. Therefore, the proposed project is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
<p><i>techniques include:</i></p> <ul style="list-style-type: none"> - Consideration of the siting of proposed buildings to eliminate or minimize the development's heating and cooling needs (e.g., solar orientation) (CAPCOA MM E-7). - Install solar systems to reduce energy needs (e.g., solar panels). - Plant native, drought resistant landscaping (CAPCOA MM D-17). - Use locally-produced building materials (CAPCOA MM C-3). - Use renewable or reclaimed building materials (CAPCOA MM C-4). 	
<p>DevStd LUG-SYV-8.3: <i>Specific limits on idling time for commercial vehicles, including delivery and construction vehicles, shall be set for projects proposing new commercial development. (OPR Land Use and Transportation GHG Reduction Measure #7)</i></p>	<p>Consistent: A condition of approval has been applied to the project (Condition Nos. 7, 8) that require: 1) all outdoor noise generating devices, including air conditioners, fans, garbage compactors etc., to be shielded or enclosed with solid sound barriers; 2) limitations on deliveries between the hours of 8 AM to 6 PM; and, 3) the posting of signs at each loading area stating that the idling time for delivery truck engines shall be limited to no more than three minutes. Therefore, the proposed project is consistent with this development standard.</p>
<p>DevStd LUG-SYV-8.9: <i>The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction measures to the maximum extent feasible:</i></p> <ul style="list-style-type: none"> • <i>Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.</i> • <i>Execute an Energy Savings Performance Contract with a private entity to fund renewable energy improvements in existing and new developments in exchange for a share of energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure</i> 	<p>Consistent: The following greenhouse gas reduction measures are economically feasible for the proposed project, and are incorporated as project conditions of approval (Condition Nos. 9, 25): 1) recycling of demolished construction materials; and 2) drought resistant, native vegetation.</p> <p>In addition, the proposed development is oriented to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is sufficient northern, southern, eastern, and western exposure for allow for passive heating or cooling systems to be provided onsite.</p>

REQUIREMENT	DISCUSSION
<p>#7).</p> <ul style="list-style-type: none"> • <i>Use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.</i> • <i>Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.</i> • <i>Include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources (OPR Energy Conservation Policies and Actions GHG Reduction Measure #2).</i> 	<p>The project will be complying with several green building standards in order to be competitive in the tax credit program. Incorporation of facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources is not economically feasible for this project.</p> <p>Therefore, the proposed project is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
SYVCP Land Use – Townships	
<p>GOAL LUT-SYV-1: <i>Promote development of housing which is affordable to area residents through a mix of residential types, using a variety of programs, policies and land use zoning designations.</i></p> <p>Policy LUT-SYV-1.1: <i>Consistent with the Housing Element, the County shall encourage the provision of a mix of affordable units on parcels within the Santa Ynez Community Plan Area.</i></p> <p>Policy LUT-SYV-1.2: <i>The County shall encourage development of senior housing and shall work to preserve the existing senior housing stock.</i></p>	<p>Consistent: The project proposes a mixture of housing types and senior services that would include an Assisted Living/Memory Care Facility, Senior Independent Living Apartment Complex, Senior Community Center, and 27 Low Income Employee/Family Apartments located within three separate buildings that would be 100% affordable. Therefore, the proposed project is consistent with this goal and policies.</p>
<p>GOAL LUT-SYV-2: <i>New residential development should fit-in seamlessly with existing surrounding development.</i></p>	<p>Consistent: The Township of Santa Ynez is a western style town with a downtown commercial center surrounded by ranchette homes and agricultural land uses. The subject parcel is located across Hwy 246 from the historic township of Santa Ynez. The exterior design of the proposed buildings would be in character with the rural/western feel of the town. The proposed variety in exterior detail, and heights, and proposed uses, is designed to be consistent with the scale and character of adjacent structures to fit in with the surrounding community.</p> <p>The proposed project has received conceptual review from the CBAR, which found it to represent an aesthetically pleasing design which is compatible with the Santa Ynez Township area, and the Hwy 246 corridor.</p> <p>Landscaping proposed by the applicant and supported by the CBAR is an important component of the overall project design and is necessary to make the project work aesthetically. The project is conditioned to</p>

REQUIREMENT	DISCUSSION
	<p>complete design review with the CBAR (Condition No.3), including review and approval of a final landscape plan, a trash storage area that is architecturally compatible with the design of the project, and a lighting plan using the minimum amount necessary. Therefore, the project is consistent with this goal.</p>
<p>Policy LUT-SYV-2.2: <i>New residential development surrounded by walls and/or with gated access shall be discouraged.</i></p>	<p>Consistent: The proposed project would not be surrounded by gates or walls and the proposed access would not be gated. Therefore, the proposed project is consistent with this policy.</p>
<p>Policy LUT-SYV-3: <i>All commercial projects shall minimize impacts to adjoining residences, businesses and open space areas.</i></p>	<p>Consistent: The proposed project's potential to impact adjoining residences, businesses, and open space areas was analyzed in the Final Mitigated Negative Declaration (Attachment C) completed for the project. Mitigation measures included as project conditions of approval addressing aesthetics/visual resources, biological resources, noise, public facilities, and water resources would ensure that impacts have been minimized. Therefore, the proposed project is consistent with this policy.</p>
<p>DevStd LUT-SYV-3.1: <i>Roof-top and ground mounted mechanical structures (e.g., vents, air conditioning, back flow devices, electrical/cable boxes, etc.) shall be minimized to the maximum extent feasible. Where they cannot be avoided altogether, they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, landscape screening, or other appropriate methods.</i></p>	<p>Consistent. Roof-top mechanical equipment would be located in roof wells and would not be seen from surrounding uses. Ground mounted mechanical equipment would be screened/shielded by landscaping or decorative fencing. Condition No. 3 requires the applicant to submit project plans to the CBAR for review and approval that depict all project elements. Therefore, the project is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
<p>DevStdLUT-SYV-3.2: <i>Project design shall minimize long-term operational noise exposure to residences in close proximity to the site through limited, posted delivery hours (between 6 am to 8 pm) or other measures which provide equivalent noise reduction. Additional noise reduction measures such as loading only on sides of buildings not adjacent to residences or below grade delivery bays shall be considered. All noise-generating equipment (including delivery trucks) shall be enclosed and/or shielded to the maximum extent feasible to reduce noise levels.</i></p>	<p>Consistent. Conditions of approval have been applied to the project (Condition Nos. 7, 8) that require: 1) all outdoor noise generating devices, including air conditioners, fans, garbage compactors etc., to be shielded or enclosed with solid sound barriers; 2) limitations on deliveries between the hours of 8 AM to 6 PM; and, 3) the posting of signs at each loading area stating that the idling time for delivery truck engines shall be limited to no more than three minutes. Therefore, the proposed project is consistent with these development standards.</p>
<p>GOAL LUT-SYV-5: <i>The scenic quality, historic character and rural architectural style of the townships should be maintained and enhanced. Future development should add to the townships' aesthetic appeal by being attractively designed, pedestrian friendly, well landscaped and compatible with their neighborhood context.</i></p>	<p>Consistent: The exterior design of the proposed buildings would be in character with the rural/western feel of the town. The proposed variety in exterior detail, and heights, and proposed uses, is designed to be consistent with the scale and character of adjacent structures and of the surrounding community.</p> <p>Proposed landscaping would be primarily native, and drought tolerant. The proposed project has received conceptual review from the CBAR, which found it to represent an aesthetically pleasing design which is pedestrian friendly and compatible with the Santa Ynez Township area, and the Hwy 246 corridor. Therefore, the proposed project is consistent with this goal.</p>

REQUIREMENT	DISCUSSION
SYVCP - Circulation	
<p>Policy CIRC-SYV-1: <i>The County shall allow reasonable development of parcels within the Santa Ynez Valley Community Plan Area while maintaining safe roadways and intersections that operate at acceptable levels of service.</i></p> <p>Policy CIRC-SYV-2: <i>The County shall maintain a minimum Level of Service (LOS) B or better on roadways and intersections within the Santa Ynez Valley Community Plan Area.</i></p>	<p>Consistent: A traffic study (Traffic, Circulation, and Parking Study prepared for the Golden Inn Senior Housing Project, Associated Transportation Engineers, dated October 15, 2013) was prepared to analyze the project's potential impacts to traffic. This report concludes that the proposed project would generate additional traffic resulting in less than significant impacts to Hwy 246 segments and/or intersections based on the adopted LOS D operating standard used by Caltrans for Hwy 246.</p> <p>Traffic counts were conducted at the Hwy 246/Refugio Road intersection during the early afternoon period (2:00 to 4:00 P.M.) to evaluate intersection operations when the adjacent schools (Santa Ynez Valley Union High School and Santa Ynez Valley Christian Academy) are let out. Levels of service were calculated for the Existing and Existing + Project scenarios. The Project's P.M. peak hour traffic additions were assumed as a worst-case scenario for the analysis. The data presented shows that the project would not generate a significant impact to the Hwy 246/Refugio Road intersection during the early afternoon period when the adjacent schools are let out. The proposed project would be expected to generate 658 Average Daily Trips (ADTs), 39 A.M. Peak Hour Trips (PHT), and 49 P.M. Peak Hour Trips (Associated Transportation Engineers (ATE), dated October 15, 2013).</p> <p>According to ATE, the proposed project's traffic contribution to area roadways and intersections would be less than significant for intersections which are within the County's jurisdiction. The study area roadways outside of the Hwy 246 study area are forecast to carry</p>

REQUIREMENT	DISCUSSION
	<p>volumes within their acceptable capacity ratings under existing plus project conditions, and intersections and road segments would maintain the existing LOS B standard or better. Therefore, the proposed project is consistent with these policies.</p>
<p>Policy CIRC-SYV-3: <i>Planning for improvements to regional-serving transportation facilities in the Plan Area should be shared by Caltrans, the County, and Cities of Solvang and Buellton. Regional-serving transportation facilities include State Route 246, State Route 154 and U.S. Highway 101.</i></p>	<p>Consistent: The City of Solvang is the administrator of the Santa Ynez Valley Transit (SYVT) under a joint powers agreement between the City of Buellton, City of Solvang, and County of Santa Barbara. SYVT operates two fixed route buses daily as well as a Dial-A-Ride ADA para-transit service. The fixed route service runs back and forth along the Hwy 246 frontage of the proposed project site. In a letter dated May 1, 2013, the City of Solvang states that the proposed project would place significant added ridership on the SYVT service. Therefore, the project has been designed to include the installation of a new SYVT bus stop/shelter along Hwy 246. The project has been conditioned (Condition No. 28) to require the proposed bus shelter design and location to be reviewed and approved by Caltrans and County Public Works Transportation Division. Therefore, the proposed project is consistent with this policy and actions.</p>
<p>Policy CIRC-SYV-10: <i>Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment centers, where feasible.</i></p>	<p>Consistent: An internal network of walking paths would provide pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, would be 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 Proposed Parcels 1 and 2. Additional footpaths and a foot bridge would be placed over the proposed vegetated-swale to create direct access to the employee family housing from</p>

REQUIREMENT	DISCUSSION
	<p>the senior facilities.</p> <p>The project also includes a 5 to 8-foot wide multi-use path adjacent to Refugio Road. This pathway would mirror the existing pathway which fronts the YMCA property on the north side of Highway 246 and would provide for pedestrian travel between the project site and adjacent commercial uses along the roadway similar to a sidewalk. Therefore, the proposed project is consistent with this policy.</p>
<p>Policy CIRC-SYV-11: <i>Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects</i></p> <p>DevStd CIRC-SYV-11.2: <i>To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees will be required to establish and maintain employee trip reduction programs that should consider the following elements:</i></p> <ul style="list-style-type: none"> • <i>Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable the SBCAPCD to be determined prior to occupancy clearance;</i> • <i>Post carpool, vanpool and transit information in employee break/lunch areas;</i> • <i>Employ or appoint an Employee Transportation Coordinator;</i> • <i>Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;</i> • <i>Provide for shuttle/mini bus service;</i> • <i>Provide incentives to employees to carpool/vanpool, take public transportation,</i> 	<p>Consistent. To reduce the overall trip generation and associated air contaminant emissions, the proposed project includes 27 low income apartment units which would be available to employees working at the facility. In addition, vanpool, and shuttle bus service would be available to seniors living at the facility. Employees living onsite would have the option of participating in a voluntary meal plan where they would obtain meals onsite within the proposed community center. In addition, bicycle racks would be provided and shower and locker facilities provided for the use of employees. All of these measures would further reduce the overall trip generation associated with the proposed project. Therefore, the project is consistent with this policy and development standard.</p>

REQUIREMENT	DISCUSSION
<p><i>telecommute, walk, bike, etc.;</i></p> <ul style="list-style-type: none"> • <i>Implement compressed work schedules;</i> • <i>Implement telecommuting program;</i> • <i>Implement a lunchtime shuttle to reduce single occupant vehicle trips;</i> • <i>Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;</i> • <i>Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;</i> • <i>Provide preferential carpool and vanpool parking spaces;</i> • <i>Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees); and</i> • <i>Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots.</i> 	
SYVCP - Wastewater	
<p>DevStd WW-SYV-1.3: <i>For development proposing public sewer service, prior to approving land use clearance and/or recording final maps, adequate wastewater treatment and disposal capacity (based on County and RWQCB accepted figures) shall be demonstrated for the Santa Ynez Community Services District to serve the specific project along with other approved development.</i></p>	<p>Consistent: The Santa Ynez Community Services District has provided a preliminary Can and Will Serve letter indicating that adequate wastewater treatment and disposal capacity exist to serve the proposed project. The proposed project is conditioned (Condition No. 40) to require the property to be annexed into the district prior to map recordation. Therefore, the proposed project is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
<p>DevStd WW-SYV-2.6: <i>Development shall be designed to reduce runoff from the site by minimizing impervious surfaces, using pervious or porous surfaces, and minimizing contiguous impervious areas.</i></p>	<p>Consistent. The proposed project would require disturbance of more than one acre of land to develop the senior housing facility. As a result, the proposed project could degrade water quality through increased rates of erosion and sedimentation. Mitigation measures and standard conditions of approval to reduce impacts to water quality and avoid pollution of surface and groundwater would be applied to the project site as conditions of approval (Condition Nos. 12-20, 28, 29). These conditions would ensure the project would be consistent with water quality policies by requiring:</p> <ul style="list-style-type: none"> • Re-vegetation of graded areas upon completion of grading activities; • Development and implementation of a parking lot cleaning program; • Diversion of drainage from adjoining paved areas in trash container areas; • Protection and regular maintenance of trash container areas; • Provisions for grease traps and proper connection to the wastewater treatment plant for the washing/steam cleaning of restaurant equipment and accessories; and, • Preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). <p>Therefore, the proposed project is consistent with this development standard.</p>
<p>DevStd WW-SYV-2.7: <i>Development shall incorporate best management practices (BMPs) to reduce pollutants in storm water runoff. The BMPs include, but are not limited to dry wells for roof drainage or other roof downspout infiltration systems, modular paving, unit pavers on sand or other porous pavement for driveways, patios or parking areas, multiple-purpose detention basins, cisterns, structural devices (e.g., grease, silt, sediment, and trash traps), sand filters, or</i></p>	<p>Consistent. Best Management Practices incorporated into the project's design would include: (1) six bio-retention basins designed to prevent and provide retention/infiltration of water volume, (2) landscaped areas which prevents runoff during most storm events, (3) infiltration facilities designed to absorb and filter storm water runoff from paved areas, and 4) detention basins that reduces peak run-off and provide additional vegetation for storm water quality treatment.</p>

REQUIREMENT	DISCUSSION
<p><i>vegetated treatment systems (e.g. bioswales/filters). Drywells, bioswales and other infiltration systems for storm water shall maintain appropriate setbacks from onsite sewage disposal system components.</i></p>	<p>Further, adherence to conditions of approval (Condition Nos. 28, 29) which require incorporation of pervious materials and roof runoff collection and disposal systems into the project design would ensure that storm water runoff is minimized. Therefore, the project is consistent with this development standard.</p>
<p>DevStd WW-SYV-2.8: <i>Construction site Best Management practices shall be included on drainage plans and/or erosion and sediment control plans and implemented to prevent contamination of runoff from construction sites. These practices shall include, but are not limited to, appropriate storage areas for pesticides and chemicals, use of washout areas to prevent drainage of wash water to storm drains or surface waters, erosion and sediment control measures, and storage and maintenance of equipment away from storm drains and water courses.</i></p>	<p>Consistent. The proposed project would be required to adhere to standard County grading, erosion, and drainage-control measures upon grading permit issuance. Several mitigation measures and standard conditions of approval to reduce impacts to water quality and avoid pollution of surface and groundwater would be applied to the project as conditions of approval (Condition Nos. 12-20, 28, 29). These conditions require the re-vegetation of graded areas, a designated construction equipment washout area for construction activities and a storm water retention-biofiltration system described in a storm water control plan (SCP). In addition, all trash container areas must divert drainage from adjoining paved areas and be protected and regularly maintained. Therefore, the proposed project is consistent with these development standards.</p>
<p>SYVCP – Water Quality/Resources</p>	
<p>Policy WAT-SYV-1: <i>Development in the Santa Ynez Valley Planning Area shall incorporate appropriate water efficient design, technology and landscaping.</i></p>	<p>Consistent. Consistent with this policy, a condition of approval (Condition No. 26) has been applied to the project to require water-efficient irrigation systems and devices (such as soil moisture-based irrigation controls, drip, micro-spray, and sub-surface irrigation), drought tolerant planting, water-efficient plumbing fixtures, and other water-efficient building designs. Therefore, the proposed project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
SYVCP – Fire Protection	
<p>DevStd FIRE-SYV-2.2: <i>Development shall be sited to minimize exposure to fire hazards and reduce the need for grading and clearance of native vegetation to the maximum extent feasible. Building sites should be located in areas of a parcel's lowest fire hazard, and should minimize the need for long and/or steep access roads and/or driveways.</i></p>	<p>Consistent: The subject parcel is located within the Santa Ynez Community Plan Urban Township Area, and is just outside of the High Fire Hazard Area as designated by Cal Fire. The proposed development is sited in an area of the community with moderate fire hazards and within a 5 minute response time from Santa Barbara County Fire Station #32 located on Airport Road in Santa Ynez. Slopes on the parcel are 10% or less, and native vegetation consists of oak trees, which would be preserved. The proposed project has been sited and designed to comply with Santa Barbara County Fire Department requirements, and the site does not include steep slopes or dense vegetation which would increase fire hazards for proximate development. Therefore, the proposed project is consistent with this development standard.</p>
<p>DevStd FIRE-SYV-2.6: <i>(EVA Definition: An access that does not serve buildings and is being provided for emergency vehicles only, such as access to wild land areas. This type of access is not intended for public use.) EVA roads shall be designed according to County Fire Department Development Standards including all weather type (per the California Fire Code). These EVA roads shall be provided at acceptable (by Fire Department standards) intervals and extend to the perimeter of the vegetation management zones. These roads may be gated with a Fire Department KNOX key (A rapid entry system that provides non-destructive emergency access to property). Fire hydrants shall be located on the street near the entrance to the EVA roads.</i></p> <p><i>Prior to recordation of any final tract or parcel map, the applicant shall submit plans subject to the review and approval by the</i></p>	<p>Consistent: Prior to final map recordation, the project is conditioned (Condition No. 59) to require the submittal of access plans to the Santa Barbara County Fire Department. These plans would illustrate the roadways and site accesses graphically and incorporate the requirements described above. Primary access would be installed during initial grading activities. The Fire Department would verify that road standards and access meet the necessary response standards. Therefore, the proposed project is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
<p><i>County Fire Department. Plans shall illustrate the roadways and site accesses graphically and incorporate the requirements described above. Primary access shall be installed during initial grading. The Fire Department shall verify that road standards and access meet the necessary response standards.</i></p>	
<p>SYVCP – Biological Resources</p>	
<p>Policy BIO-SYV-1: <i>Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.</i></p> <p>Policy BIO-SYV-3: <i>Significant biological communities shall not be fragmented by development into small, non-viable areas.</i></p>	<p>Consistent. The proposed project description includes a bio-treatment area which is designed to improve and enhance the existing blue line creek/drainage swale and constructed drainage. The proposed grading plan would maintain the swale and constructed drainage in its current location. The plan for the bio-treatment area would be installed in accordance with the Conceptual Plan for the Bio-treatment Area included in the wetland delineation report (Condition Nos. 1, 23), and would consist of establishing native wetland species in the vegetated swale, and establishing an adjacent upland area on the 3:1 side slopes. The project is conditioned (Condition No. 21) to require the owner/applicant to demonstrate receipt of all authorizations from the Ca. Dept. of Fish and Wildlife and/or federal agencies prior to any work within the drainage.</p> <p>The water quality treatment and infiltration functions would be enhanced in the central vegetated swale by: 1) maintaining the natural substrate and installing a series of low check dams made from ornamental stone, or 2) placing an engineered soil (e.g. 80% sand and 20% organic matter) covered in a layer of chipped bark mulch. The site would then be vegetated with native species that are adapted to the low water flow conditions within the swale, are confirmed present within Santa Barbara County, are drought tolerant, and will provide dense cover that would trap sediments and provide a substrate for water quality treatment. This bio-</p>

REQUIREMENT	DISCUSSION
	<p>treatment plan would result in a total of 0.18-acres of wetland creation and enhancement.</p> <p>The proposed project would enlarge and enhance the existing vegetation within the drainage swale. As a result, the proposed project would not fragment biological communities into small non-viable areas. The existing drainage area would be enhanced as described above, and onsite specimen oak trees would be preserved and protected. Therefore, the project is consistent with these policies.</p>
<p>DevStd BIO-SYV-3.1: <i>Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian habitats, rivers, streams, and floodplains, and unfragmented areas of grassland, oak woodland, and coastal scrub. Corridors shall allow for wildlife movement. Where practical, options for road undercrossings shall be explored.</i></p> <p>Policy BIO-SYV-4: <i>Sensitive habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided. As listed in Action BIO-SYV-1.2, sensitive habitat types include: Riparian, Coastal and Valley Freshwater Marsh, Southern Vernal Pool, Valley Needlegrass Grassland, Coastal Scrub, Coast Live Oak Woodland, Valley Oak Woodland and Savanna, streams and creeks, and wetlands. In addition, federally designated critical habitat for threatened or endangered species shall also be considered to be sensitive habitat. Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts. Setbacks shall be sufficient</i></p>	<p>Consistent. Biological resources on the subject parcel were assessed in the following reports completed by County approved biologists: 1) Due Diligence Biological Assessment (Rincon Consultants, September 28, 2009); 2) Special Status Plant Species Survey (LSA, Associates Inc., May, 2010); 3) Wildlife Resources Survey (Storror Environmental Services, November 20, 2012), 4) Jurisdictional Delineation Report (Brett D. Hartman, PhD. July 22, 2013); and 5) Biological Assessment of Ephemeral Drainage (Storror Environmental Services, March 1, 2013).</p> <p>To identify any plant species of concern, the surveys of the subject parcel were scheduled to coincide with known flowering periods. The surveys were conducted on March 30, 2010, March 17, 2010, November 18, 2012, and February 28, 2013. No special status species of plants were observed on the subject parcel.</p> <p>A USGS-designated blue line creek (drainage swale) with a central channel approximately 1 foot wide is located in the north-central portion of the property, which discharges into a constructed drainage in the south-central portion of the property.</p> <p>In order to document the location and extent of</p>

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<p><i>to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes. Prior to the approval of a Land Use permit for discretionary projects, County staff will determine whether sensitive biological resources may be present on the subject property by consulting Appendix D, the Santa Ynez Valley Vegetation Map; the CNDDDB; and/or other P&D references. If these resources may be present on the parcel or within 100 feet, the Applicant must provide a biological survey report from a qualified biologist that determines whether or not the Project would impact sensitive biological resources. If wetlands, riparian habitats or jurisdictional waters occur on the property, the report would include a wetland delineation following the U.S. Army Corps of Engineers (2006) procedures.</i></p>	<p>wetlands on the subject parcel, a Jurisdictional Delineation Report was prepared (Brett D. Hartman, PhD, July 22, 2013). Results of the report found the drainage swale to be dominated by facultative species that include perennial ryegrass, prickly lettuce, curly dock, and Mediterranean barley with birdfoot trefoil, Medusa head, wild oats and black mustard as associated species. Curly dock and Mediterranean barley are identified as Facultative Wetland Species (FACW).</p> <p>This vegetation meets the Army Corps of Engineers criteria for hydrophytic vegetation in the swale in the north-central portion of the property, but not in the constructed drainage in the south-central portion of the property. In addition, there is evidence of water flows. Therefore, the swale in the north-central portion of the subject parcel meets Santa Barbara County's definition of a wetland. This includes a total of 310 linear feet (0.078 acres) in the north central portion of the parcel. The entire swale and constructed drainage system meets the criteria for Central Coast Regional Water Quality Control Board (RWQCB) jurisdiction as "waters of the state".</p> <p>Neither the swale nor the constructed drainage meet the wetland criterion for U.S. Army Corps of Engineers or California Department of Fish and Wildlife.</p> <p>The proposed project would be setback at a minimum of 30 feet from the top-of-bank of the drainage swale. Since the quality of habitat is low, and the proposed project would enhance this area through implementation of a bio-treatment plan including the planting of wetland and upland native plants, the required 50 foot setback is not required. The 30 foot setback is sufficient to allow natural stream channel processes and to avoid impacting the natural</p>

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	<p>stream corridor, including wildlife passageways.</p> <p>The proposed project would not result in impacts to sensitive habitats. As described above, the proposed project is conditioned to require the protection of all onsite native oak trees, and implementation of a bio-treatment plan to enhance the functions of the existing blue line drainage swale on the property (Condition Nos. 1, 5, 23). Therefore, the project is consistent with this policy and development standard.</p>
<p>DevStd BIO-SYV-4.1: <i>Development shall include a minimum setback of 50 feet in the Urban and Inner-Rural areas, 100 feet in the Rural areas, and 200 feet from the Santa Ynez River, from the edge of riparian vegetation or the top of bank, whichever is more protective. The setbacks may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions, such as slopes, biological resources, and erosion potential.</i></p>	<p>Consistent. The proposed project would be setback a minimum of 30 feet from the top-of-bank of the onsite drainage swale. Since the quality of habitat is low, and the proposed project would enhance this area through implementation of a bio-treatment plan including the planting of wetland and upland native plants, the required 50 foot setback can be adjusted in this case. Therefore, the project is consistent with this development standard.</p>
<p>DevStd BIO-SYV-4.2: <i>Only fully shielded (full cutoff) night lighting shall be used near stream corridors. Light fixtures shall be directed away from the stream channel.</i></p>	<p>Consistent. The proposed project is conditioned (Condition No. 4) to require exterior lights for the project to be fully shielded and down-lit so as to avoid unnecessary spill over of light onto adjacent parcels, and placed in designated areas such as paths, and walkways, entrances and exits, parking and emergency areas, and places and building of interest. No lighting is proposed near the onsite blue line creek. Therefore, the proposed project is consistent with this development standard.</p>

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<p>DevStd BIO-SYV-4.3: <i>No structures shall be located within a natural stream corridor except: public trails that would not adversely affect existing habitat, dams necessary for water supply projects, flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines, and bridges may be permitted when no alternative route or location is feasible. All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.</i></p>	<p>Consistent. All structural development associated with the proposed project would be setback a minimum of 30 feet from the top-of-bank of the USGS designated blue line creek (drainage swale). No structures would be located within the natural drainage corridor. The project is conditioned (Condition No. 59) to require implementation of Best Management Practices. Therefore, the proposed project is consistent with this development standard.</p>
<p>DevStd BIO-SYV-4.5: To protect Coastal and Valley Freshwater Marsh, Southern Vernal Pool, and other types of wetland habitats, land use development proposals shall include a minimum setback of 50 feet in the Urban and Inner-rural areas and 100 feet in the Rural areas unless this would preclude reasonable use of the outer edge of the habitat and can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources.</p>	<p>The proposed project would be setback a minimum of 30 feet from the top-of-bank of the onsite drainage swale and wetland habitat area. Since the quality of habitat is low, and the proposed project would enhance this area through implementation of a bio-treatment plan including the planting of wetland and upland native plants resulting in the creation of 0.18 acres of wetland habitat, in this case the required 50 foot setback can be adjusted. Therefore, the proposed project is consistent with this development standard.</p>
<p>DevStd BIO-SYV-4.7: <i>When activities permitted in stream corridors or wetlands would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required. Projects resulting in impacts to stream corridors and wetland areas will be required to demonstrate compliance with the Clean Water Act and California Department of Fish</i></p>	<p>Consistent. No removal of riparian plants or vegetation would occur in conjunction with development of the proposed project. The proposed project description includes a bio-treatment area which is designed to improve and enhance the existing blue line creek (drainage swale) and constructed drainage. The proposed grading plan would maintain the drainage swale and constructed drainage in its current location. The plan for the bio-treatment area would be</p>

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<p><i>and Game Code (e.g., permits or written confirmation that no permit is needed from the Corps, RWQCB and CDFG). Mitigation ratios may be set by these agencies, and where impacts to stream corridors and wetlands are not under the jurisdiction of these agencies, mitigation ratios shall be established by the County.</i></p>	<p>installed in accordance with the Conceptual Plan for the Biotreatment Area included in the Jurisdictional Drainage Report (Brett D. Harmon, PhD., July 22, 2013); and would consist of establishing native wetland species in the vegetated swale, and establishing an adjacent upland area on the 3:1 side slopes.</p> <p>The water quality treatment and infiltration functions would be enhanced in the central vegetated swale by: 1) maintaining the natural substrate and installing a series of low check dams made from ornamental stone, or 2) placing an engineered soil (e.g. 80% sand and 20% organic matter) covered in a layer of chipped bark mulch. The site would then be vegetated with native species that are adapted to the low water flow conditions within the swale, are confirmed present within Santa Barbara County, are drought tolerant, and will provide dense cover that will trap sediments and provide a substrate for water quality treatment. This biotreatment plan would result in a total of 0.18-acres of wetland creation and enhancement.</p> <p>Furthermore, the project would obtain all necessary Federal, State and County permits prior to any disturbance or restoration activities. Therefore, the project is consistent with this development standard.</p>
<p>Policy BIO-SYV-5: <i>Pollution of the Santa Ynez River, streams and drainage channels, underground water basins and areas adjacent to such waters shall be minimized.</i></p> <p>DevStd BIO-SYV-5.1: <i>Site drainage plans shall direct polluting drainage away from the stream channel or include appropriate filters</i></p>	<p>Consistent. The proposed project is conditioned (Condition No. 20) to require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to reduce project-related water quality impacts to the maximum extent practicable. The SWQMP would include best management practices to be taken to control and minimize delivery of pollutants to surface waters once the project is operational.</p> <p>Onsite storm water runoff would be directed to</p>

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	<p>two proposed onsite detention basins, and away from the drainage swale. The easterly portion of the project site would drain to a proposed basin on the east side of the existing drainage swale, and the westerly portion of the project site and some offsite drainage from Hwy 246, would drain to a basin on the west side of the existing drainage swale. Therefore, the proposed project is consistent with this policy and development standard.</p>
<p><i>Policy BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.</i></p> <p><i>DevStd BIO-SYV-8.1: A "native protected tree" is at least 6 inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A "non-native specimen tree" is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to 1 foot for each inch of diameter at breast height) or dripline as applicable. Standards for oak tree protection in inner-rural and rural areas are governed by the County's Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX of Chapter 35 of the Santa Barbara County Code).</i></p> <p><i>DevStd BIO-SYV-8.2: Development shall be sited and designed at an appropriate size and</i></p>	<p>Consistent. No trees are proposed for removal. The proposed project is conditioned (Condition No. 5) to require the protection of 3 onsite native oak trees. Any grading or construction activities within the dripline of an oak tree would be completed with hand tools in accordance with the required oak tree protection plan. Therefore, the proposed project is consistent with this policy and development standards.</p>

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<p><i>scale to avoid damage to native protected trees (e.g., sycamore, cottonwood, willow, etc.), non-native roosting and nesting trees, and non-native protected trees by incorporating buffer areas, clustering, or other appropriate measures. Mature protected trees that have grown into the natural stature particular to the species should receive priority for preservation over other immature, protected trees. Where native protected trees are removed, they shall be replaced in a manner consistent with County standard conditions for tree replacement.</i></p> <p>DevStd –BIO-SYV-8.3: <i>Where native protected trees are removed, they shall be replaced in a manner consistent with the County's Deciduous Oak Tree Protection and Regeneration Ordinance or the County standard conditions for tree replacement, as applicable. The mitigation plan shall identify the planting sites, the source of container stock (locally collected stock is preferred), and a monitoring plan to ensure successful establishment.</i></p>	
<p>Policy BIO-SYV-9: <i>Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.</i></p> <p>DevStd BIO-SYV-9.1: <i>A buffer (to be determined on a case-by-case basis) shall be established around trees serving as raptor nesting sites or key roosting sites.</i></p>	<p>Consistent. No trees serving as known raptor nesting or roosting sites were observed on the project site during biological field surveys. One Species of Special Concern, a loggerhead shrike, was observed on the subject parcel during the field survey completed on November 18, 2012. This species is widespread in both the interior and coastal areas of Santa Barbara County during the winter. There are no recent nesting records for loggerhead shrike on the subject parcel or in the Santa Ynez Valley. No known endangered, or threatened species are located on the subject parcel, and nesting habitat is limited and of better quality elsewhere in the vicinity. Therefore, the proposed project is consistent with this policy and development standard.</p>

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<p>Policy BIO-SYV-13: <i>The use of native landscaping shall be encouraged, especially in parks, buffers adjacent to native habitats, and designated open space.</i></p>	<p>Consistent. Project landscaping would include the use of native and non-native trees, shrubs, vines, perennials, and groundcovers. A condition of approval that restricts the landscape palette to ensure that no plants listed by the California Invasive Plant Council as an "Alert" or "High" species are planted has been incorporated as a condition of approval to this Development Plan (Condition No. 23). Therefore, the proposed project is consistent with this policy.</p>
<p>DevStd BIO-SYV-13.1: <i>For development requiring a landscape plan, the use of non-invasive plant species should be used to the maximum extent feasible. Plants listed on the CalEPPC Exotic Pest Plants of Greatest Ecological Concern in California (see Appendix F) should not be used.</i></p>	<p>Consistent. The proposed project's landscape plan does not include any plants listed on the California Exotic Pest Plant Council (CalEPPC) Exotic Pest Plants of Greatest Ecological Concern in California. Therefore, the proposed project would be consistent with this development standard.</p>
<p>DevStd BIO-SYV-14.4: <i>When special-status animal species are found for discretionary projects, or if the Project may affect nesting birds protected under the Migratory Bird Treaty Act (MBTA), the Applicant shall submit to the County a mitigation and monitoring plan that details protections for individuals during construction and compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:</i></p> <ul style="list-style-type: none"> • <i>Worker environmental training;</i> • <i>On-site biological monitoring;</i> • <i>Project avoidance and/or minimization measures, including work window restrictions;</i> • <i>Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;</i> 	<p>Consistent. A Wildlife Resources survey (Storror Environmental Services, dated November 20, 2012) was completed for the proposed project. According to the report, seven (7) bird species were observed: turkey vulture, black phoebe, loggerhead shrike, American crow, yellow-rumped warbler, white-crowned sparrow, and western meadowlark. The black phoebe, loggerhead shrike, white-crowned sparrow, and western meadowlark are protected bird species under the Migratory Bird Treaty Act (MBTA). No trees serving as nesting or roosting sites were observed on the project site during biological field surveys, and nesting habitat is limited and of better quality elsewhere in the vicinity.</p> <p>Burrows of Botta's pocket gopher were abundant and widespread. One California ground squirrel burrow was identified. Gray fox scat was identified. Two reptile species, western fence lizard and southern alligator lizard were observed.</p>

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<ul style="list-style-type: none"> • <i>Pre-construction surveys (including nesting bird surveys), and a species removal and relocation plan (compliance with the federal Endangered Species Act and the California Fish and Game Code is required for the handling and relocation of listed species) or methods to avoid individuals and allow them to leave the site on their own, along with exclusionary measures to prevent individuals from returning to the work area;</i> • <i>Minimization measures to avoid the introduction and establishment of non-native species;</i> • <i>Revegetation plans for temporary impacts to significant habitat areas using native species; and</i> <p><i>A compensatory mitigation (on- or off-site habitat enhancement or creation) plan, if the County determines that significant habitat areas used by special-status animal species will permanently be impacted.</i></p>	<p>One Species of Special Concern, a loggerhead shrike, was observed on the subject parcel during the field survey completed on November 18, 2012. This species is widespread in both the interior and coastal areas of Santa Barbara County during the winter. There are no recent nesting records for loggerhead shrike in Santa Ynez Valley.</p> <p>No known endangered, or threatened species are located on the subject parcel, and nesting habitat is limited and of better quality elsewhere in the vicinity. Therefore, the proposed project is consistent with this development standard.</p>
SYVCP – Flooding and Drainage	
<p>Policy FLD-SYV-1: <i>Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</i></p>	<p>Consistent: The subject parcel is located outside of the 100-year floodplain. Any flooding risks have been minimized through appropriate design and land use controls and engineering solutions. Onsite storm water runoff would be directed to two proposed onsite detention basins. The easterly portion of the project site would drain to a proposed basin on the east side of the existing drainage swale, and the westerly portion of the project site and some offsite drainage from Hwy 246, would drain to a basin on the west side of the existing drainage swale.</p> <p>The proposed drainage basins would serve two purposes. First, the basins would have metered outlets to maintain the peak rate of runoff in the</p>

REQUIREMENT	DISCUSSION
	<p>post development conditions equal to or less than the existing conditions. Second, the basins would allow a portion of the drainage to have additional contact time with the soil to allow for infiltration of drainage into the soil. The drainage report concludes that the proposed drainage basins would retard the drainage flow of the basins so that the post-development flows leaving the site would be the same as or less than the existing peak flow from the pre-development conditions.</p> <p>The County Flood Control District issued a condition letter dated December 19, 2012 to ensure that the final project design meets the District's requirements consistent with the Floodplain Management Ordinance (Condition No. 59). Therefore, the proposed project is consistent with this policy.</p>
<p>DevStd FLD-SYV-1.1: <i>No development shall be permitted within the floodplains of the Santa Ynez River, Alamo Pintado Creek, and Zanja De Cota Creek unless such development would be necessary to:</i></p> <ul style="list-style-type: none"> • <i>Permit reasonable use of property while mitigating to the maximum extent feasible the disturbance or removal of significant riparian/wetland vegetation; or</i> • <i>Accomplish a major public policy goal of the Santa Ynez Valley Community Plan or other beneficial projects approved by the Board of Supervisors.</i> <p>DevStd FLD-SYV-1.2: <i>Development within floodplain areas or with potential drainage issues shall be subject to Flood Control District review and approval.</i></p>	<p>Consistent. No structures or project features would be located within the 100-year floodplain. Therefore, the proposed project is consistent with these development standards.</p>

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<p>Policy FLD-SYV-2: <i>Short-term and long-term erosion associated with development shall be minimized.</i></p>	<p>Consistent. The proposed project is conditioned (Condition No. 17) to require the submittal of an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, prevent erosion, and convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan would be a part of the Grading Plan submittal. In addition, the project includes the installation of a bio-treatment area within the drainage swale which would be designed for water quality and infiltration functions. With incorporation of these measures short and long term erosion associated with the proposed project would be minimized. Therefore, the project is consistent with this policy.</p>
<p>DevStd FLD-SYV-2.1: <i>Development shall incorporate sedimentation traps or other effective measures to minimize the erosion of soils into natural and manmade drainages, where feasible. Development adjacent to stream channels shall be required to install check dams or other erosion control measures deemed appropriate by County Flood Control and Planning and Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designed to avoid impacts to riparian vegetation.</i></p>	<p>Consistent. Best Management Practices incorporated into the project's design would include: (1) six bio-retention basins designed to prevent and provide retention/infiltration of water volume, (2) landscaped areas which prevents runoff during most storm events, (3) infiltration facilities designed to absorb and filter storm water runoff from paved areas, and 4) detention basins that reduce peak run-off and provide additional vegetation for storm water quality treatment.</p> <p>Adherence to conditions of approval (Condition Nos. 28, 29) which require incorporation of pervious materials and roof runoff collection and disposal systems into the project design would ensure that storm water runoff is minimized.</p>

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<p>DevStd FLD-SYV-2.2: <i>Grading and drainage plans shall be submitted with any application for development that would increase total runoff from the site or substantially alter drainage patterns on the site or in its vicinity. The purpose of such plan(s) shall be to avoid or minimize hazards including but not limited to flooding, erosion, landslides, and soil creep. Appropriate temporary and permanent measures such as energy dissipaters, silt fencing, straw bales, sand bags, and sediment basins shall be used in conjunction with other basic design methods to prevent erosion on slopes and siltation of creek channels and other ESH areas. Such plan(s) shall be reviewed and approved by both County Flood Control and Planning & Development.</i></p>	<p>Consistent. Project grading and drainage plans would be submitted and reviewed by the County Flood Control and County Planning and Development prior to Zoning Clearance. The proposed project would implement a SWPPP which would include BMPs that prevent erosion and siltation on the project site during construction and operation activities. Therefore, the project is consistent with this development standard.</p>
<p>Policy FLD-SYV-4: <i>Proposed development, other than Flood Control District activities, shall be designed to maintain creek banks, channel inverts, and channel bottoms in their natural state. Re-vegetation to restore a riparian habitat is encouraged and may be required, subject to the provisions of DevStd FLD-SYV-4.1 and any other applicable policies or standards.</i></p> <p>DevStd FLD-SYV-4.1: <i>To the maximum extent feasible, native vegetation used to restore creek banks shall be incorporated into the landscape plan for the entire site in order to provide visual and biological continuity. All restoration plans shall be reviewed by the Flood Control District for compliance with the County Floodplain Management Ordinance #3898, for consistency with Flood Control District access and maintenance needs, and for consistency with flood plain management and environmental protection goals.</i></p>	<p>Consistent. The proposed project includes a bio-treatment area which is designed to improve and enhance the existing blue line creek (drainage swale) and constructed drainage. The proposed grading plan would maintain the swale and constructed drainage in its current location. The plan for the bio-treatment area would consist of establishing native wetland species in the vegetated swale, and establishing an adjacent upland area on the 3:1 side slopes.</p> <p>The water quality treatment and infiltration functions would be enhanced in the central vegetated swale by: 1) maintaining the natural substrate and installing a series of low check dams made from ornamental stone, or 2) placing an engineered soil (e.g. 80% sand and 20% organic matter) covered in a layer of chipped bark mulch.</p> <p>The site would then be vegetated with native species that are adapted to the low water flow conditions within the swale, are confirmed present within Santa Barbara County, are</p>

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	<p>drought tolerant, and would provide dense cover that would trap sediments and provide a substrate for water quality treatment. This bio-treatment plan would result in a total of 0.18-acres of wetland creation and enhancement. The proposed project would be reviewed by County Flood Control to ensure compliance with the County Floodplain Management Ordinance. Therefore, the proposed project is consistent with this development standard.</p>
SYVCP – Geology	
<p>Policy GEO-SYV-1: <i>Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to seismic, soil, or slope hazards.</i></p>	<p>Consistent: Proposed grading associated with future development would require an Erosion Control Plan, Storm Water Pollution Prevention Plan, and/or Grading Permit as determined by the Building and Safety Division. Enforcement of standard Building Code requirements specifying design to current seismic standards would ensure that there would be no significant impact from unstable soil conditions and slope hazards. The subject parcel contains slopes of less than 10%, and development would be setback 30 feet from the top-of-bank from the onsite USGS-designated blue line creek/drainage. Therefore, the proposed project is consistent with this policy.</p>
<p>DevStd GEO-SYV-1.1: <i>The County shall require site-specific geologic and/or geotechnical investigation(s), prepared as appropriate by a Registered Geologist, Certified Engineering Geologist, and/or licensed Geotechnical Engineer, on sites that are on or adjacent to faults, landslides, or other geologic hazards or in any case where development is proposed in areas where natural grade is 20% or greater. Sites underlain by the potentially unstable Rincon Formation are of particular concern. Design modifications recommended in site investigation reports to avoid potential</i></p>	<p>Consistent: The subject parcel is not located on or adjacent to faults, landslides, or other geotechnical hazards and the natural grade of the parcel is less than 20%.</p> <p>The proposed driveways have been designed to meet the required standards of slope stability, and site specific geologic and geotechnical reports would be reviewed and approved by Building and Safety through the grading and building permit process. Therefore, the proposed project would be consistent with these development standards.</p>

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<p><i>geologic hazards shall be incorporated into the proposed development.</i></p> <p>DevStd GEO-SYV-1.3: <i>All roads and driveways that serve a primary dwelling or other residential use shall meet established standards of slope stability. The stability of such roads and driveways shall be addressed in site-specific geologic and/or geotechnical investigation(s) as required under DevStd GEO-SY-1.1 above.</i></p>	
SYVCP – Cultural Resources	
<p>Policy HA-SYV-1 <i>Archaeological resources shall be protected and preserved to the maximum extent feasible.</i></p> <p>DevStd HA-SYV-1.1 <i>A Phase I archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist using the best available resources. The content, format, and length of the Phase 1 survey report shall be consistent with the size of the project and findings of the study.</i></p> <p>DevStd HA-SYV-1.2 <i>If archaeological remains are identified and cannot be avoided through project redesign, the proponent shall fund a Phase 2 study to determine the significance of the resource prior to issuance of any permit for development. All proposed mitigation recommendations resulting from the Phase 1 or Phase 2 study, including completion of additional archaeological analysis (Phase 3) and/or project redesign shall be incorporated into any permit issued for development.</i></p>	<p>Consistent. A map and records check for the subject parcel was conducted at the Central Coast Information Center, University of Santa Barbara, California (CCIC) on August 1, 2006. The results indicate that no previously recorded prehistoric or historic archaeological sites are located on or adjacent to the subject parcel. A Phase 1 Survey of the project area was conducted on July 27, 2006 by a County approved archaeologist. No artifacts, features, or other evidence of prehistoric or historical archaeological resources were observed during the survey.</p> <p>An extended Phase I Archaeological Investigation was conducted by a County approved archaeologist on April 16, 2014 to determine if any intact, subsurface cultural resources exist within the subject property. No evidence was recovered during the Extended Phase I study to indicate that cultural resources are located on the project site.</p> <p>While unlikely, it is possible that elements of cultural resources could exist undetected on the project site. A condition of approval (Condition No. 25) requires work to stop in the event any resources area discovered. Therefore, the proposed project is consistent with this policy and these development</p>

REQUIREMENT	DISCUSSION
	standards.
SYVCP – Visual and Aesthetic Resources	
<p>Policy VIS-SYV-1: <i>Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources.</i></p> <p>DevStd VIS-SYV-1.1: <i>Development and grading shall be sited and designed to avoid or minimize scarring of the landscape and minimize the bulk of structures visible from public viewing areas. Mitigation measures may be required, including but not limited to increased setbacks, reduced structure size and height, reductions in grading, extensive landscaping, and proper siting of driveways, unless those measures would preclude reasonable use of the property or pose adverse public safety issues.</i></p> <p>DevStd VIS-SYV-1.2: <i>Development, including houses, roads and driveways, shall be sited and designed to be compatible with and subordinate to significant natural features, including prominent slopes, hilltops and ridgelines, mature trees and woodlands, and natural drainage courses.</i></p>	<p>Consistent. The proposed project would be highly visible to east and west bound travelers on Hwy 246, as well as from the surrounding public areas within the township of Santa Ynez including Santa Ynez High School northwest of the site across Hwy 246, and the Santa Ynez Valley Christian Academy located across Refugio Road to the west.</p> <p>The 7.3 acre parcel includes approximately 580 linear feet of frontage along Hwy 246. Currently, views of the Santa Ynez Mountains south of the subject parcel are unobstructed to travelers along Hwy 246 and from neighboring properties to the north. The Assisted Living and Memory Care buildings would be set back approximately 110 feet from the edge of pavement with a 240 foot long façade facing Highway 246. Approximately 140 feet to the east (across the existing drainage course onsite), the proposed apartment buildings would be set back 105 feet from the edge of Highway 246, with a 55 foot façade facing the highway.</p> <p>The subject parcel is at a lower elevation than Highway 246, and the proposed senior facilities and apartments would be developed at grades approximately 10-12 feet lower than the highway. As a result, the proposed development would minimize impacts of public open space views and significant visual resources (Santa Ynez Mountains) by retaining views of the Santa Ynez Mountains above and between the proposed structures, as seen from Hwy 246. In addition, the lower elevation would minimize the bulk of proposed structures visible from Hwy 246 and surrounding properties.</p>

REQUIREMENT	DISCUSSION
	<p>The project site is primarily flat and does not contain prominent features, slopes, hilltops, ridgelines, or other similar distinctive topographic features. Thus, the proposed project would not result in substantial scarring of the landscape. Site preparation would be kept to an absolute minimum and no grading on slopes with a gradient of more than 20% would occur for the development of project.</p> <p>The project site contains a number of mature specimen trees, and a USGS designated blue line creek (seasonal drainage swale) bisects the subject parcel from north to south. This includes a swale with a central channel approximately 1 foot wide in the north-central portion of the property, which discharges into a constructed drainage in the south-central portion of the property. The proposed project has been designed to be compatible with the onsite blue line creek/drainage, and subordinate to the Santa Ynez Mountains. No trees or native vegetation would be removed.</p> <p>The proposed project description includes a bio-treatment area which is designed to improve and enhance the existing swale and constructed drainage. The proposed grading plan would maintain the swale and constructed drainage in its current location. This bio-treatment plan would result in a total of 0.18-acres of wetland creation and enhancement.</p> <p>The proposed project is designed to match the western feel of Santa Ynez with design elements such as corrugated metal roofs, wooden siding, stone veneer, and cement plaster. The proposed project was reviewed conceptually by the CBAR on November 9, 2012. The CBAR was generally supportive of the project's design, and commented that the site plan, including circulation, is well conceived for this large development on a</p>

REQUIREMENT	DISCUSSION
	<p>prominent corner. Architecturally, the CBAR noted that the materials fit the rural character at a pedestrian scale. Final approval by the CBAR would ensure that the project's design conforms to the SYVCP.</p> <p>Therefore, the project is consistent with this policy and these development standards.</p>
<p>DevStd VIS-SYV-1.9: <i>The design of future discretionary development shall, at minimum, include the components listed below. The project's architectural guidelines shall be included as notes on the project plans.</i></p> <p>Roofing and Feature Color and Material. <i>Development shall include darker, earth tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the natural visual backdrop of the area, as applicable. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.</i></p> <p>Compatibility with Adjacent Uses. <i>The design, scale, and character of the project architecture shall be compatible with the scale of existing development adjacent to the site, as applicable.</i></p> <p>Masonry Walls and Sound Walls. <i>All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the</i></p>	<p>Consistent. The roofing material of the new structures would be corrugated metal in a darker gray color. The applicant proposes to use non-reflective paints on the exterior surfaces of all structures and fences. Masonry walls would be constructed in earth toned colors with native landscaping to be reviewed and approved by the CBAR.</p> <p>The proposed project is designed to match the western feel of Santa Ynez with design elements such as corrugated metal roofs, wooden siding, stone veneer, and cement plaster. The proposed project was reviewed conceptually by the CBAR on November 9, 2012. The CBAR was generally supportive of the project's design, and commented that the site plan, including circulation, is well conceived for this large development on a prominent corner. Architecturally, the materials would fit in with the scale of existing development located on adjacent parcels which consist of the Santa Ynez YMCA, Santa Ynez High School, and Valley Christian Academy.</p> <p>The proposed project is conditioned (Condition No.3) for final CBAR review and approval of the project's design including grading, and landscaping to further ensure that the proposed project would not significantly change the visual character of the area, create visually incompatible structures, or obstruct a scenic view or vista.</p>

REQUIREMENT	DISCUSSION
<p><i>structures shall be consistent with the requirements of an approved fire/vegetation management plan. The project's architectural guidelines shall be submitted to Planning and Development for review and approval prior to approval of building permits. For guidelines included with CC&Rs, the guidelines shall be recorded with the final map. Planning and Development shall review and approve the guidelines prior to approval of building permits. Permit Compliance shall conduct site inspections.</i></p>	<p>view or vista.</p> <p>Therefore, the proposed project is consistent with this development standard.</p>
<p>Policy VIS-SYV-3: <i>The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.</i></p> <p>DevStd VIS-SYV-3.1: <i>All new development and redevelopment in the planning area shall be subject to the requirements of the Santa Ynez Valley Outdoor Lighting Ordinance.</i></p>	<p>Consistent. To reduce potentially significant visual impacts associated with light and glare, the project is required to develop a Lighting Plan (Condition No. 4) in compliance with the Santa Ynez Valley Outdoor Lighting Ordinance that ensures any exterior night lighting installed on the project site is night sky friendly, low intensity, low glare design, minimum height, and is fully shielded with a solid barrier that emits no light rays above the horizontal plane and effectively obscures the visibility of the lamp.</p> <p>The condition also requires exterior lights to direct light downward onto the subject lot and prevent spill-over onto adjacent lots, and requires the applicant to install timers or otherwise ensure lights are dimmed after 9:00 p.m., and final approval of the lighting plan by the CBAR.</p> <p>Therefore, the project is consistent with this policy and this development standard.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The subject parcel is zoned Residential, 1-E-1 under the Santa Barbara County Land Use and Development Code. The applicant is requesting to change the zoning on specified portions of the 7.3 gross acre parcel from 1-E-1 to Professional and Institutional (PI), and Design Residential (DR). As indicated in Section 5.3 of this staff report, the project is in compliance with LUDC requirements for the PI and DR zone districts. The following discussion addresses specific LUDC standards for the DR and PI zones which are not included in Section 5.3.

LUDC Section 35.23.020.F - DR (Design Residential) zone:

The DR zone is applied to areas appropriate for one-family, two-family, and multi-family dwellings. This zone is intended to ensure comprehensively planned and well designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments.

Consistent: The proposed approximately 46,067 gross square feet building housing the Low Income Independent Living Senior Apartments, the Senior Community Center, and the 27 Low Income Apartment Complex would be located on proposed Parcels 2, and 3 with a zone designation of DR. The DR zone district would be appropriate for the site as it requires 40% of the site to remain in open space, allows for housing opportunities which meet the needs of the community, and ensures a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping.

LUDC Section 35.23.060 - DR Zone Standards:

Proposed development and new land uses within the DR zone shall comply with the following standards, in addition to those in Section 35.23.050 (Residential Zones Development Standards).

A. Maximum lot size and density. The number of dwelling units on a lot shall not exceed the maximum specified by Table 2-12 (DR Zone Maximum Density) for each DR zoning designation shown in Table 2-12 (DR Zone Maximum Density).

Consistent: Proposed parcel 2 would be 3 acres with a zone designation of DR-25 (25 dwelling units per acre for a maximum density of 75 units). The proposed project includes 60 dwelling units on proposed parcel 2 which does not exceed the maximum number of units allowable. Proposed parcel 3 would be 2.1 acres with a zone designation of DR-14 (14 dwelling units per acre for a maximum density of 58 units). The proposed project includes 27 low income employee/family apartment units on proposed parcel 3, which does not exceed the maximum number of units allowable.

B. Open space.

1. Minimum area.

b. Inland area. *A minimum of 40 percent of the net site area shall be reserved for the life of the project as common open space.*

2. Title to open space area. *Title to the common open space, common recreational facilities, common parking areas and private streets shall be held by a non-profit association of all homeowners within the project area, or other non-profit individual or entity on such reasonable terms and conditions as the Board may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved Final Development Plan for the project. The preservation and maintenance of all common open space, common recreational facilities, common parking areas, and private streets shall be the obligation of the individual or entity holding title to these areas.*

Consistent: Approximately 56,740 net sq. ft. (43%) of proposed parcel 2, and approximately 40,669 net sq. ft. (44%) of proposed parcel 3 would be reserved as common open space for the life of the project. The title to the common open space and recreational amenities will be held by the Housing Authority of the County of Santa Barbara or other non-profit individual or

C. Condominiums, stock cooperatives, community apartments - Inland area. *In the Inland area only, the review authority may apply the following standards as conditions of approval of a condominium, stock cooperative, and community apartment project where allowed in compliance with Article 35.2 (Zones and Allowable Land Uses) within the DR zone.*

1. Laundry facilities. *Each dwelling unit shall be provided separate laundry facilities. The Final Development Plan shall show sufficient space, utility connections, and vents to allow for the installation of a clothes washer and dryer in each unit or in a garage, not to encroach upon parking.*

a. Affordable housing projects. *For affordable housing overlay projects or housing developments that provide a minimum of 50 percent of the housing units at the required affordable income levels, the laundry facilities may be provided in a common area within the development. A minimum of one standard capacity size washer and dryer shall be provided for each four dwelling units contained within the same structure.*

Consistent: The project proposes a mixture of housing types and senior services that would include an Assisted Living/Memory Care Facility, Senior Independent Living Apartment Complex, Senior Community Center, and 27 Low Income Employee/Family Apartments located within three separate buildings that would be 100% affordable. The proposed project would include laundry facilities within common areas in the Assisted Living/Memory Care building on Proposed parcel 1, within the Community Center on Proposed parcel 2, and within each of the Employee/Family apartment buildings on Proposed parcel 3.

2. Open space.

a. Common. Common open space and recreation areas shall be designed to provide access for the handicapped.

b. Private. Each dwelling unit shall include a private outdoor patio area in the form of ground level patios or upper story balconies. Private patios shall not be less than 20 percent of the gross floor area of the dwelling unit. If the required patio area is less than 200 square feet, then this requirement may be satisfied by providing only one patio or balcony for the dwelling unit.

Consistent: Access to the common open space areas have been designed with ramps so that they are handicapped accessible. Each dwelling unit has been designed to include an outdoor patio or upper level balcony. The sizes of the patios would not exceed 20% of the gross square floor area of each dwelling unit.

3. Storage space. Each dwelling unit shall be provided with at least 180 cubic feet of weatherproofed, enclosed, lockable, and easily accessible storage space onsite in addition to the storage space of closets, cabinets, and pantries contained within the dwelling units.

Consistent: The proposed project would provide storage areas of approximately 160 cubic feet inside the proposed residential units. This area is in addition to the storage space of closets, cabinets, and pantries. This provision of the LUDC is permissible rather than mandatory. The proposed 160 cubic feet of storage space per apartment is adequate in this specific application, and no additional conditions are required by the review authority.

4. Utility metering. Individual metering for utilities shall be provided for each unit, unless the metering would conflict with an innovative energy efficient or resource conserving utility system designed for the project.

Consistent: The proposed project would include individual metering for utilities.

LUDC Section 35.42.220 - Residential Project Convenience Facilities

A. Purpose and applicability: This Section provides standards for residential project convenience facilities where allowed in compliance with Article 35.2 (Zones and Allowable Land Uses).

B. DR and PRD zones. In the DR and PRD zones the following residential project convenience facilities may be allowed for the exclusive use by residents of the development:

- 1. Laundromat.*
- 2. Meeting rooms.*
- 3. Accessory uses and structures customarily incidental and subordinate to the residential project.*

Consistent: The proposed Community Center and senior independent living apartments would be located on proposed parcel 2 with a zone designation of DR. The community center would include convenience facilities (laundry, offices, dining room, crafts room, kitchen). These uses would be accessory and customarily incidental to the primary residential use of the property.

LUDC Section 35.24.030.I - PI (Professional and Institutional) zone:

The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.

Consistent: The proposed Memory Care/Assisted living facility would be located on proposed parcel 1 with a zoning designation of PI. The PI zone district would be appropriate for the site as it allows for the development of extended care medical facilities which are well designed, landscaped, and harmonious with surrounding land uses. 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. The project has been sited and designed to be compatible with the surrounding residential and commercial uses, and includes common open space areas with primarily native, drought tolerant landscaping. Final CBAR approval would ensure design compatibility.

LUDC Section 35.24.050.F - PI zone additional standards:

1. Limitations on use. No sales, production, repair, or processing shall take place on any property zoned PI, except to the extent necessary for and incidental to the operation of permitted or conditionally permitted uses.

Consistent: No sales, production, repair or processing is proposed as a part of the project.

2. Limitations on floor area. The cumulative development of the uses identified by Table 2-16 (Allowed Land Uses and Permit Requirements for the Commercial Zones) as being subject to this Subsection shall not exceed 20 percent of the total gross floor area on the lot.

Consistent: The proposed project includes a Memory Care/Assisted living facility which is identified in Table 2-16 as a permitted use under Medical Services-Extended Care. This use is not identified in Table 2-16 as being subject to this requirement.

3. Restaurant within office building. A restaurant located in an office building may include bar or cocktail lounge accessory to a restaurant, but not a drive-through.

Consistent: No restaurants are proposed.

6.3.2 Requested Modification to Setbacks

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 side yard setback of Proposed Parcel 1 to 10 feet from the required 15 foot side yard setback, pursuant to LUDC Section 35.82.080.H below.

LUDC Section 35.82.080.H - Conditions, restrictions, and modifications:

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.

a. The parking standards of the SR-M and SR-H zones listed within Table 3-5 (Residential Parking Standards), of Section 35.36.050 (Required Number of Spaces: Residential Uses) and Section 35.36.100.H (Medium and High Density Student Residential (SR-M and SR-H) zones) and the parking standards of the SF overlay zone listed within Section 35.28.180 (Single Family Restricted (SF) overlay zone) may not be modified.

In this case, allowing a reduction in the side yard setback from 15 ft. to 10 ft. is justified as it would allow the proposed Memory Care/Assisted Living Facility, and Senior Community Center buildings to be located in close proximity to provide senior citizens with safe and convenient access between the two uses.

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee on December 20, 2012. The following County Departments have applied conditions of approval to the project which are included in Attachment B: 1) Santa Barbara County Fire Department, 2) Air Pollution Control District, 3) Environmental Health Services, 4) Public Works Transportation Division, 5) Parks Department, 6) Public Works Project Clean Water, and 7) Public Works Flood Control Division.

6.5 Design Review

The proposed project was conceptually reviewed by the Central Board of Architectural Review (CBAR) on November 9, 2012. With regards to the project's design/architecture, the CBAR noted during their November 9, 2012 meeting that: "*The site plan is well conceived, including circulation, for this large development on a prominent corner. Architecturally, the materials fit the rural character at a pedestrian scale*". The applicant has addressed the CBAR's comments contained in the minutes dated November 9, 2012 (Attachment F). Following Board of Supervisors approval, the project would return to the CBAR for preliminary/final review and approval.

6.6 SB 18 Consultation

On May 21, 2013, Planning and Development initiated consultation with local Native American Groups in compliance with SB 18 requirements. Letters were sent to the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation. On June 7, 2013 a letter was received from the Santa Ynez Band of Chumash Indians requesting to obtain a copy of the Phase I Archaeological Report. A copy of the report was provided to the Tribe's representative for review. The applicant met with the Tribe's representative on April 10, 2014, and agreed to complete an Extended Phase I survey on the subject parcel. The Extended Phase I Archaeological Investigation was conducted on April 16, 2013 to determine if any intact, subsurface cultural resources exist within the subject property. No evidence was recovered during the Extended Phase I to indicate that cultural resources are located on the project site.

6.7 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. Per County Code Section 15-55, if the fire fee is appealed on the basis of no reasonable relationship, such application shall be filed with the county clerk not later than 10 days prior to the public hearing on the development permit application. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

Estimated Countywide Development Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Transportation	49 PHT @ \$550.00 per trip	\$29,950	Zoning Clearance
Fire	\$0.20/sf. @ 109,741 sq. ft.	\$21,948.20	Final Inspection
Parks	87 units @ \$848 per unit	\$73,776.00	Final Inspection

7.0 APPEALS PROCEDURE

The recommendation of the Planning Commission will be forwarded to the Board of Supervisors. Pursuant to Government Code Sections 65354.5 and 65856, any interested party may file a written request with the Clerk of the Board for a hearing by the Board of Supervisors within five days after the Planning Commission acts on the proposed zoning map amendment. Whether or not a written request is filed, a public hearing before the Board of Supervisors will be conducted.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval with attached Departmental Letters
- C. Final Mitigated Negative Declaration
- D. Comprehensive Plan Amendment Resolution
- E. Rezone Resolution and Ordinance
- F. CBAR Minutes
- G. APN Sheet
- H. Project Plans

ATTACHMENT A: FINDINGS

The Golden Inn and Village

Case Nos. 12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009,
12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

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

1.2 FINDING OF NO SIGNIFICANT EFFECT

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

1.3 LOCATION OF DOCUMENTS

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

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

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

2.0 ADMINISTRATIVE FINDINGS

2.1 COMPREHENSIVE PLAN AMENDMENT FINDINGS

Government Code Section 65358 requires a comprehensive plan amendment to be in the public interest. The comprehensive plan amendment is in the public interest for the following reasons:

1. The Golden Inn and Village provides a mixture of housing types and senior services that include an Assisted Living/Memory Care Facility, Low Income Senior Apartments, Senior Community Center, and 27 Low Income Employee/Family Apartments.
2. The comprehensive plan amendment changes the land use designation to allow for increased residential development onsite consisting of a mixture of different housing types that are 100% affordable. The increased density provides additional housing without expanding the urban limit line (i.e. urban sprawl), while allowing for a compact, well designed project which is compatible with the existing Santa Ynez Township area.
3. The project conforms with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan and offers benefits to the community that cannot be realized under the existing RES-1.0 land use designation.

2.2 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map, the review authority shall first make all of the following findings:

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

Rezoning the subject 7.3 acre parcel from Residential (1-E-1) to Design Residential (DR), and Professional and Institutional (PI) will allow the subject parcel to be developed with a mixture of housing types and senior services that will include an assisted living/memory care facility, low income senior apartments, a senior community center, and 27 low income employee/family apartments.

The rezone allows increased residential development onsite consisting of a mixture of different housing types that are 100% affordable. The increased density onsite provides additional housing without expanding the urban limit line (i.e. urban sprawl), while allowing for a compact, well designed and affordable project which is compatible with the existing Santa Ynez Township area.

The project conforms with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan, and offers benefits to the community that cannot be realized under the existing 1-E-1 zoning.

Therefore, the rezone is in the interests of the general community welfare and the project is consistent with this finding.

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

As discussed in Sections 5.3, 6.2, and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, upon approval of the Comprehensive Plan Amendment to change the land use designation on specified portions of the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres, the rezone will be consistent with this finding.

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

Rezoning the subject parcel from 1-E-1 to DR and PI will allow the project site to be developed with a mixture of housing types and senior services that are 100% affordable and include an assisted living/memory care facility, low income senior apartments, a senior day community center, and 27 low income employee/family apartments. The rezone allows increased residential development onsite consisting of a mixture of different housing types that are 100% affordable. The increased density onsite provides additional housing without expanding the urban limit line (i.e. urban sprawl), while allowing for a compact, well designed affordable project which is compatible with the existing Santa Ynez Township area. The project conforms with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan and offers benefits to the community that cannot be realized under the existing 1-E-1 zoning. Therefore, the rezone is consistent with good zoning and planning practices and is consistent with this finding.

2.3 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:

2.3.1 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 subject parcel is located within the urban Santa Ynez township of the Santa Ynez Valley Community Plan. The project consists of five free-standing structures totaling approximately 109,741 gross sq. ft. located on the 7.3 acre parcel in the urban township area of Santa Ynez. The density and intensity of development is similar to and compatible with the density and intensity of development occurring on adjacent parcels, which includes the Channel Islands YMCA, Santa Ynez High School, Santa Ynez Valley Christian Academy and Valley Gardens Mobile Home Park. The 7.3 acre parcel is adequately shaped and sized to support the project's uses by providing adequate area for development, and allowing 40% of the area on Parcels 2, and 3 to be dedicated as common open space area in conformance with the DR zone district standards. Therefore, this finding can be made.

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

The Final Mitigated Negative Declaration (14NGD-00000-00007) prepared for the project (Attachment C of the Planning Commission staff report dated April 24, 2014) identified potentially significant, but mitigable impacts to Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. Adherence to required mitigation measures will ensure that adverse impacts are reduced to less than significant levels, and mitigated to the maximum extent feasible. Therefore, the project is consistent with this finding.

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

The existing road network is adequate to serve the project and the quantity of traffic that the project will generate. The additional traffic generated by the project, and the potential for impacts to area streets and highways was analyzed in a Traffic, Circulation, and Parking Study prepared for the Golden Inn Senior Housing Project, (Associated Transportation Engineers (ATE), dated October 15, 2013). Additional information regarding the roadway network surrounding the project site is contained in the SYVCP (adopted 2009) and associated Environmental Impact Report (certified 2009). These documents are based on an ATE Traffic and Circulation Study, dated April 28, 2008, included as Appendix D of the SYCP EIR.

As discussed in the Mitigated Negative Declaration (MND), 14NGD-00000-00007 (Attachment C of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference), the project is expected to generate approximately 658 average daily vehicle trips, 39 morning peak hour trips and 49 afternoon peak hour trips. This additional traffic will not cause a significant

impact to the nearby road network or intersections, nor will it considerably contribute to any cumulative impacts. The MND analyzes the traffic impacts of the project considering County thresholds of significance and concludes 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 (Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference). Thus, the streets and highways in the project area are adequate and can 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.

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

Water for the project will be supplied from the Santa Ynez River Water Conservation District – Improvement District #1, which receives its water from the Santa Ynez Uplands Groundwater Basin. According to the Santa Barbara County Public Works Water Resources Division Groundwater Report dated May 1, 2012, the Santa Ynez Uplands Groundwater Basin is currently in a slight state of overdraft. The project will result in a total water demand of 31.18 AFY. Since the volume of water extracted annually from the groundwater basin will not exceed the Santa Ynez Uplands Groundwater Basin threshold of significance of 61 AFY, the project will not substantially reduce the amount of water otherwise available for public water supplies, and adequate water is available to serve the project.

Access to the site will be provided by two driveways accessed from Refugio Road. The driveways are designed to conform to Fire Department access standards. Fire protection services will be provided by S.B. 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 has provided a preliminary Can and Will Serve letter indicating that adequate wastewater treatment and disposal capacity exist to serve the project. The project is conditioned (Condition No. 40) to require the property to be annexed into the district prior to map recordation. All necessary services are adequate or available to serve the proposed project. Therefore, this finding can be made.

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

The project site is located in the Santa Ynez Community Plan urban township area. Surrounding development adjacent to the site consists of the Channel Islands YMCA, Santa Ynez High School, Santa Ynez Valley Christian Academy, Valley Gardens Mobile Home Park, and residences. 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.

2.3.6 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 April 24, 2014, incorporated herein by reference, with the approval of the request for a 5 ft. reduction in the side yard setback on parcel 1, the project complies with the requirements of the Land Use and Development Code (LUDC), including height limits and setbacks. As discussed in Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, the project, as conditioned, is 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.

2.3.7 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.

2.3.8 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 Final Development Plan, and does not involve a previously approved Preliminary Development Plan; therefore, the Board of Supervisors may consider the Final Development Plan as both a Preliminary and Final Development Plan.

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 a 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 Community Center buildings to be located in close proximity to provide senior citizens with safe and convenient access between the two uses.

2.4 TENTATIVE MAP FINDINGS

A. Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for The Golden Inn and Village Tentative Parcel Map, Case No. 12TPM-00000-00009 / TPM 14,794.

- 1. State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

Future residential development on the site will be able to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site. Therefore, the project is consistent with this finding.

- 2. State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1**

or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

As discussed in Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, following approval of the proposed General Plan Amendment and rezone applications and adherence to Conditions of Approval, the project will be consistent with all applicable policies of the County's Comprehensive Plan, including the Santa Ynez Valley Community Plan. Adequate ingress/egress, infrastructure and public services are available to serve the proposed lots. With compliance with the project description and conditions identified in Attachment B of the Planning Commission staff report dated April 24, 2014, the project will not create any significant environmental impacts. Therefore, the project is consistent with this finding.

3. State Government Code §66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required if it makes any of the following findings:

a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, following approval of the General Plan Amendment and rezone and with compliance with the project description and conditions of approval identified in Attachment B of the Planning Commission staff report dated April 24, 2014, the project will be consistent with all applicable policies of the County's Comprehensive Plan, the Santa Ynez Valley Community Plan, the Santa Barbara County Land Use and Development Code, and Chapter 21, the County Subdivision Ordinance.

b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, following approval of the General Plan Amendment and rezone and with compliance with the project description and conditions of approval identified in Attachment B of the Planning Commission staff report dated April 24, 2014, future improvements on the three lots will be consistent with the County's Comprehensive Plan, and the Santa Ynez Valley Community Plan.

- c. The site is not physically suitable for the type of development proposed.**

The approximately 7.3 acre parcel is sufficient in size to accommodate the future development of the Golden Inn and Village project. To ensure neighborhood compatibility, all phases of the project's design will be reviewed and approved by the Central Board of Architectural Review prior to Zoning Clearance and Building Permit issuance. Adequate public services are available to serve the project. As such, the site is physically suitable for the subdivision.

- d. The site is not physically suited for the proposed density of development.**

The project consists of five free-standing structures totaling approximately 109,741 gross sq. ft. located on 7.3 gross acres in the urban township area of Santa Ynez. The density and intensity of development is similar to and compatible with the density and intensity of development occurring on adjacent parcels, which includes the Channel Islands YMCA, Santa Ynez High School, Santa Ynez Valley Christian Academy, Valley Gardens Mobile Home Park. The 7.3 acre parcel is adequately shaped and sized to support the project's uses by providing adequate area for development, and allowing 40% of the area on parcels 2, and 3 to be dedicated as common open space area, in conformance with the DR zone district standards.

- e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Final Mitigated Negative Declaration (14NGD-00000-00007) prepared for the project identified potentially significant, but mitigable impacts to Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. Adherence to required mitigation measures will ensure that adverse environmental impacts are reduced to less than significant levels, and mitigated to the maximum extent feasible.

- f. The design of the subdivision or type of improvements is likely to cause serious public health problems.**

The project has been designed to minimize the potential to cause serious public health problems. Adequate water, utilities, and access are available

to serve the parcels. The subject parcels are not located within an area of historic flood hazards and has been reviewed by the County Fire Department, Flood Control District, Environmental Health Services, and Air Pollution Control District. There are no identified or likely public health problems or hazards associated with the project.

- g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

There are no existing public easements on the subject parcels. Therefore, the tentative parcel map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

- 4. State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:**

(a) A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.

The subject parcel is not subject to a contract entered into pursuant to the California Land Conservation Act of 1995, or any easements entered into pursuant to Section 51256.

(b) An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).

The subject parcel is not subject to an existing open space easement entered into pursuant to the Open Space Easement Act of 1974.

(c) An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.

The subject parcel is not subject to an agricultural conservation easement entered into pursuant to Chapter 4.

(d) A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.

The subject parcel is not subject to a conservation easement entered into pursuant to Chapter 4 of part 2 of Division 2 of the Civil Code.

5. **State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.**

The project site will be served by the Santa Ynez Community Services District. The Santa Ynez Community Services District has indicated that they "Can and Will Serve" the 2 new parcels once the project has been annexed into the district. Therefore, the project will not result in a violation of RWQCB requirements.

B. Chapter 21, County Subdivision Regulations

- A. The following findings shall be cause for disapproval of a Tentative Parcel Map or lot split map, but the Tentative Parcel Map or lot split map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant.
 1. **Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening; however the Director of Public Works may approve such easements or rights-of-way without such subordinations.**

The project does not include any easements or rights-of-way across proposed County streets. Therefore, this finding does not apply.

2. **Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.**

The project has been designed so that lots resulting from the parcel map will not become landlocked. Roads will be adequately designed for ingress and egress, and have been reviewed by the County Fire Department and Public Works

Transportation Division. Therefore, the Board of Supervisors finds that the project has adequate access roads and will not result in a landlocked lot.

3. Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.

Future development including access roads will occur on areas of the parcel which contain slopes of less than 10 percent. Utilities will be installed underground. Therefore, the Board of Supervisors finds that the project will not create unsafe or unattractive grading cuts or fills.

4. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.

Grading for the project is estimated at approximately 15,000 cu. yd. cut, and approximately 15,000 cu. yd. fill. No grading has occurred and the project is conditioned so that grading or construction work shall not commence prior to map recordation.

5. Potential creation of hazard to life or property from floods, fire, or other catastrophe.

The project site is not located within a flood plain or flood way, and any future development will be located within areas of the parcel that contains slopes of less than 10%. Additionally, the County Flood Control and Fire Departments have reviewed the project and have submitted conditions included in Attachment B of the Planning Commission staff report, dated April 24, 2014, incorporated herein by reference. Therefore, the Board of Supervisors finds there is no potential creation of hazard to life or property from floods, fire, or other catastrophe.

6. Nonconformance with any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the Department of Transportation.

As discussed in Sections 6.2, and 6.3 of the Planning Commission staff report, dated April 24, 2014, incorporated herein by reference, compliance with the project description and required conditions of approval will ensure that the project's design and improvements are consistent with the County's Comprehensive Plan, Santa Ynez Valley Community Plan, and the Land Use Development Code. The project site is located adjacent to State Route 246; however, the parcel map conforms with the alignment of the highway, and the newly created lots will not take access from the highway. Therefore, the Board of

Supervisors finds that the project is in conformance with the adopted general plan of the County and does not conflict with any State highway.

7. Creation of a lot or lots which have a ratio depth to width in excess of 3 to 1.

The project will not result in lots that have a ratio depth to width in excess of 3 to 1.

8. Subdivision designs with lots backing up to watercourses.

A USGS-designated blue line creek (seasonal drainage) bisects the eastern end of parcels 1 and 2 from north to south. No parcels back up to this watercourse.

B. Pursuant to Chapter 21-8 of the Santa Barbara County Code, a tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.

In accordance with Findings 2.4.A, 2.4.B, and Sections 6.2, and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, upon completion of the general plan amendment changing the land use designation on the subject parcel from Res-1.0 to Res-20, Res-30, P, and the corresponding rezone from I-E-1 to PI, and DR, the project conforms to the provisions of the applicable zoning ordinance, the Land Use Development Code, including General Plan Amendment, Rezone, Tract Map, and Development Plan procedures and requirements. The project conforms with all requirements of the Chapter 21 Subdivision Regulations for a Vesting Tentative Parcel Map.





ATTACHMENT B: CONDITIONS OF APPROVAL

The Golden Inn & Village

Case Nos. 12TPM-00000-00009 / TPM 14,794, 12DVP-00000-00014,
13DVP-00000-00005, 13DVP-00000-00006
Associated Case Nos. 12GPA-00000-00002, 12RZN-00000-00002

May 14, 2014

1. **Proj Des-01 Project Description.** This Tentative Parcel Map and Final Development Plans are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit 1, dated _____ (Approval dated by Board of Supervisors) 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 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

The proposed project includes a Parcel Map, Case No. 12TPM-00000-00009 (TPM 14,794) to divide the existing 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). Proposed Parcel 1 would host the proposed Assisted Living/Memory Care building, Proposed Parcel 2 would host the proposed Independent Living Senior Apartments and Senior Community Center, and Proposed Parcel 3 would host the proposed Low Income Employee/Family Housing units.

The request also includes 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 land use designation and Professional/Institutional 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 (Proposed 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 (Proposed Parcel 2)

The Low Income Senior Independent Living Apartment portion of the project would include 60 units to be owned and operated by the Housing Authority of the County of Santa Barbara. The unit mix would include 20 studio apartments and 40 one-bedroom apartments. Each unit would include independent kitchen facilities, but the residents would have the choice of having meals provided in the dining facility in the community center. As noted above, the building is proposed to face 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 would be 46,067 gross square feet. The portion of the structure dedicated for the apartments totals approximately 37,283 square feet. This building would be two stories with a building height of 25 feet.

Common Senior Facilities (Proposed Parcel 2)

The proposed Senior Community Center would house 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 10,784 gross

square feet and is two stories with a building height ranging between 25 to 29 feet. It is anticipated that there would be approximately 12 staff associated with uses in the Community Center, including a manager for the senior apartments that would live on-site.

The building would also include a dining room and kitchen where meals would be prepared on-site. As noted above, residents of the low income apartments may participate in the voluntary meal plan and meals would be served to those utilizing the Senior Community Center.

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

The Housing Authority of the County of Santa Barbara would own and manage 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 would provide a place for seniors and those visiting the community center to enjoy the surroundings in an outdoor setting.

Low Income Employee/Family Apartments (Proposed Parcel 3)

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

- Building 3 would total 7,556 gross square feet in size including four (4) two-bedroom units, each 765 net square feet in size and four (4) three-bedroom units, each 991 net square feet in size.
- Building 4 would total 9,330 gross square feet in size including seven (7) one-bedroom units, each 646 net square feet; two (2) two-bedroom units, each 765 net square feet in size; and two (2) three-bedroom units, each 991 net square feet in

size. This building also includes a 646 net sq. ft. community room for use by the residents of the units.

- Building 5 would total 7,556 gross square feet in size including four (4) two-bedroom units, each 765 net square feet in size and four (4) three-bedroom units, each 991 net square feet in size.

Each of the buildings would be two stories with a building height of 23 feet 6 inches. This portion of the project would include 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 three separate phases. The timing of the phasing will be determined after the project has been reviewed by the decision-makers and prior to application for building permits.

Access and Internal Circulation

Site access would consist of two entrances/exits to be located on Refugio Road. Primary site access would be provided approximately 150 feet south of Highway 246 by formal entrance driveway. Near this entrance, a small turning circle would allow 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* would be located directly north of the turning circle for the residents of the assisted living/memory care facility. The site's internal circulation system would extend 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 would provide pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, would be 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 Proposed Parcels 1 and 2. Additional footpaths and a foot bridge would be placed over the proposed vegetated-swale to create direct access to the employee family housing from the senior facilities.

The project also includes a 5 to 8-foot multi-use path adjacent to Refugio Road. This pathway would mirror the existing pathway which fronts the YMCA property on the north side of Highway 246 and would provide for pedestrian travel along the roadway similar to a sidewalk.

Grading, Drainage, Hydrology, Bio-Treatment

The project site would be graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents. Grading would include approximately 15,000 cubic yards of cut and 15,000 cubic yards of fill 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 proposed senior facilities would be approximately 10-12 feet below the highway and the affordable employee/family housing will be about 10 feet below the highway.

Storm water run-off generated on-site would be directed through an on-site storm drain system into two detention basins to be 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 would be 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 Proposed Parcel 3. The vegetated swale would 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 run-off 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 un-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 would be designed in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. The proposed grading plan would maintain 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 proposed 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 proposed to be developed at the southeastern corner of the site intended to serve onsite employees and residents. Two smaller barbeque areas would be placed directly adjacent to the low-income employee/family units on Proposed Parcel 3.

Parking

Parking for each of the uses and buildings included with the project would be provided along the exterior boundaries of the site. 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	20	20
- 1 space/3 employees	17	17
Senior Community Center - 50 Seniors		
- 1 space/10 seniors	5	5
- 1 space/2 employees	6	6
2,400 s.f. Housing Authority Office Space	8	8
- 1 space/300 s.f.		
60 Senior Apartments		
- 1 space/unit	60	60
27 Employee/Family Apartments		
- 1 space/1 bedroom	7	8
- 1 space/2 bedroom	10	10

- 2 spaces/3 bedroom	20	20
Guest Parking for 87 Units		
- 1 space/5 units	18	18
PROJECT TOTAL	171	172

Project Lighting

Numerous 8-foot tall, post-mounted light fixtures would be located throughout the project's parking areas. Bollard style lighting would be 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 would be 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 will be 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
I4NGD-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](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 run-off 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 reseeding 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.

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.

IV. CONDITIONS UNIQUE TO TENTATIVE MAPS

30. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the parcel map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
31. **Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.
32. **Map-01b Maps-Not Retroactive.** If land use permits or zoning clearances are obtained prior to recordation, tentative map conditions will not apply retroactively to the previously issued permit.
33. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the parcel map, the Owner/Applicant shall submit a Parcel Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
34. **Map-06 Title to Common Space.** Title to the common open space and recreational amenities located on parcel 2 and parcel 3 shall be held by the Housing Authority of the County of Santa Barbara, or other non-profit individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the Housing Authority of the County of Santa Barbara, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara. The maintenance of the common open space and recreational amenities shall be the responsibility of the Housing Authority of the County of Santa Barbara, or other non-profit individual or entity holding title to the common open space and recreational amenities.
35. **Special Condition: Access Easement – Common Open Space.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by County Counsel and Planning and Development to reserve a common open space access easement over parcel 2 and parcel 3 in favor of parcel 1 at the time of conveyance of

either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.

- 36. Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
- 37. Map-09 Access Easement.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an access easement over Lot 2 in favor of Lot 3 at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
- 38. Map-10 Public Utility Easements.** Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Parcel map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
- 39. Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
- 40. Map-12 Interference Removal.** Prior to Recordation, any obstruction within a utility easement which would interfere with the intended use of the easement, shall be removed by the subdivider at subdivider's expense.
- 41. Map-14 Annexation.** Prior to recordation, the property shall be annexed into the Santa Ynez Community Services District service area.
- 42. Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Parcel Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Parcel Map.

V. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

43. **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.
44. **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.
45. **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.
46. **Rules-06 Recorded Map Required.** Tentative Parcel Map 14,794 shall be recorded prior to issuance of any permits for development, including grading.
47. **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.
48. **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.
49. **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.
50. **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.
51. **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.

- 52. 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.
- 53. 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.
- 54. 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.
- 55. 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.
- 56. 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.
- 57. 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.

58. 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 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.

59. 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 January 31, 2013
6. Parks Department dated April 17, 2014
7. Transportation Division dated April 17, 2014

60. 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.

61. 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.

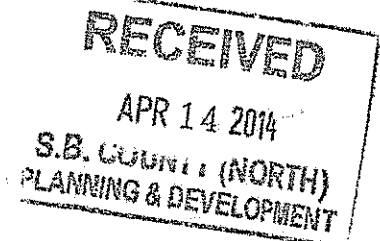
62. Rules-32 Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy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

63. 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.

64. Rules-36 Map/LLA Expiration. This Tentative Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.

Santa Barbara County

PUBLIC Health
DEPARTMENT



Environmental Health Services

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

TO: Dana Eady, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: April 9, 2014

SUBJECT: Case No. 12TPM-00000-00009/12DVP-00000-00014 Santa Ynez Area

Applicant: Rona Barret Foundation
P.O. Box 1559
Santa Ynez, CA. 93460

Assessor's Parcel No. 141-380-014, zoned I-E-1, located at the southeast corner of the intersection of Refugio Road and State Highway 246.

12TPM-00000-00009/12DVP-00000-00014 represents a request to subdivide a 7.3 acre lot into three lots of 2.2 acres, 3.0 acres and 2.1 acres. The development would include a two story living/memory care facility, a two story independent living/senior daycare/community center & administrative offices and a two story low income employee/family apartments. Included in the project would be a retention basin.

Domestic water supply is proposed to be provided by the Santa Ynez River Water Conservation District. The Santa Ynez River Water Conservation District will need to review the project and indicate in writing that it "can and will serve" domestic water.

Sewage disposal is proposed to be provided by the Santa Ynez Community Services District. The project will need to have a lift station and main extension both of which will need to be approved and maintained by the Santa Ynez Community Services District. The District will need to provide written notice that it will accept maintenance for the lift station and provide sewage disposal for the project.

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

1. Prior to Recordation, Environmental Health Services shall approve written notice from the Santa Ynez River Water Conservation District indicating that said district can and will provide domestic water service upon demand and without exception.

2. Prior to Recordation, Environmental Health Services shall approve written notice from the Santa Ynez Community Services District indicating that said district can and will provide domestic water and municipal sewage collection and disposal upon demand and without exception.
3. Prior to Recordation, final detailed plans and specifications for the proposed sewage lift station shall be submitted, reviewed and approved by the Santa Ynez Community Services District.
4. Prior to Recordation, Environmental Health Services shall review and approve a Mosquito Management Plan for the retention basin proposed for this project. The plan shall include the following information:
 - (a) Steepness and material of banks and water depth.
 - (b) Weed control and maintenance procedures.
 - (c) A map showing access to the basin and any other water sources.
 - (d) Mosquito prevention and control methods.
 - (e) Drainage and grading plan.
5. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.
6. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed food facility and any related facilities.



Paul E. Jenzen, REHS
Senior Environmental Health Specialist

cc: Applicant
Agent, Lisa Plowman, Peikert Group Architects, 10 E. Figueroa St., S.B. 93101
Santa Ynez River Water Conservation District
Santa Ynez Community Services District
Office of the County Surveyor
Mark Matson, Planning & Development Building Division, Santa Maria
Kathy Cardiel, Environmental Health Services



Herman D. Parker
Community Services Director
(805) 568-2467

Kerry Bierman
Chief Financial Officer
(805) 568-3408

Paddy Langlands
Deputy Director
Parks Division
(805) 568-2451

Dinah Lockhart
Deputy Director
Housing and Community
Development Division
(805) 568-3520

Ginny Brush
Executive Director
Arts Commission
(805) 568-3990

Community Services
Administration
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101
Tel: (805) 568-2467
Fax: (805) 568-3414

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

Housing and Community
Development Administration
105 E Anapamu Street, Room 105
Santa Barbara, CA 93101
Tel: (805) 568-3520
Fax: (805) 568-2289

Arts Commission
Administration
1100 Anacapa Street
3rd Floor Rotunda Tower
Santa Barbara, CA 93101
Tel: (805) 568-3990
Fax: (805) 568-3991

*Connecting People to
Opportunities*

April 17, 2014

TO: Dana Eady, Planner
Planning & Development
FROM: Claude Garciacelay, Park Planner *me*
RE: 12DVP-014 / 13DVP-005 & 006 Golden Inn & Village
APN 141-380-014

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

1) Pursuant to the provisions of Ordinance 4348 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

The current applicable fee in the demand area for apartment dwelling unit is \$848 per unit. The total fee for the project would be \$73,776.00 (87 unit(s)). Fees are payable prior to final inspection. The final fee amount shall be based on the fee schedule in effect when paid and fee schedules are subject to annual adjustments. This office will not accept or process a check received prior to project permit approval by the decision maker.

The check must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105.

c: Owner/Applicant: The Rona Barrett Foundation
P.O. Box 1559, Santa Ynez, CA 93460
Agent: Lisa Plowman, Peikert Group Architects
10 E. Figueroa St., Santa Barbara CA 93101

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



April 17, 2014

TO: Dana Eady, Planner
Development Review

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

SUBJECT: **Conditions of Approval**
The Golden Inn & Village
Santa Ynez
12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009
12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006
APN: 141-380-014

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is \$26,950 (49 newly generated peak hour trips (PHT's) x \$550/PHT). Fractional PHT's are rounded. Fees are due prior to zoning clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

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

Sight Distance

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

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

Driveways/Drive Aisles

3. Prior to zoning clearance, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

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

5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, ADA accessible pathways, streetlights and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

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

Encroachment/Excavation/Haul Permit

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

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

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

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

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

Traffic Controls

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

9. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

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

Street Lights

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

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

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards. Whenever possible road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

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

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

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

- a. Electrical safety orders of the Division of Industrial Relations, State of California

- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

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

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

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

Off-Site Road Improvements

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

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

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

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

Sincerely,

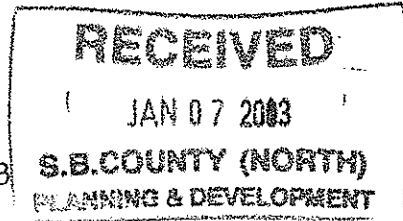


William T. Robertson

cc: 12DVP-00000-00014

Gary Smart, Transportation Manager, County of Santa Barbara, Public Works Department
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Memorandum



DATE: January 4, 2013

TO: Gary Kaiser
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain *DP*
Fire Department

SUBJECT: APN: 141-380-014; Permit: 12DVP-00014, 12TPM-00009
Site: Refugio Road and HWY 246, Santa Ynez
Project: Development Plan

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

GENERAL NOTICE

1. Fire Protection Certificate(s) will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 805-686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
3. If an elevator is required for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.

PRIOR TO VERTICAL CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET

4. Temporary address posting is required during construction.

5. The number of new fire hydrants to be installed shall be determined.
- The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - For a municipal water system, location for fire hydrants shall be approved by the fire department.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - The system shall be tested by the fire department to ensure compliance.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
6. Access shall be as shown on plans dated November 29, 2012.

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

7. Signs indicating "Fire Lane - No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
8. An automatic fire sprinkler system shall be installed.
- Fire sprinkler plans shall be approved by the fire department prior to installation.
 - Fire sprinkler plans shall require Fire Protection Engineer design and certification.
 - A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - Fire Department Connection (FDC) shall be labeled per NFPA 13.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.

- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
9. An automatic fire or emergency alarm system shall be installed.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
 - Alarm system plans shall require Fire Protection Engineer design and certification.
10. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
11. Recorded addressing for the residences, building and suites is required by the fire department.
12. Address numbers shall be a minimum height of four inches for residential and 6 inches and 12 inches for commercial.
- Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access road / driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.
13. Knox Box entry systems shall be installed.
- Telephone the Fire Prevention Division at 805-681-5523 for additional information and application procedures.
14. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Checks shall be made payable to the Santa Barbara County Fire Department and mailed to Santa Barbara County Fire Department with the bottom portion of attached invoice.

Mitigation fees are subject to change prior to issuance of building permit. Estimated fees:

\$.10 per square foot for structures with fire sprinklers

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

ADVISORY

15. An annual Unified Program Facility Permit for the generation and storage of any amount of hazardous waste is required 30 days prior to operation. To determine if your business requires the issuance of a Unified Program Annual permit, contact the Santa Barbara County Fire Department, Hazardous Materials Unit for additional information and application procedures, 805-686-8170.

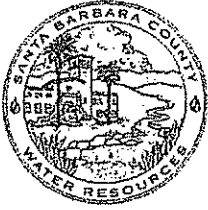
A Hazardous Materials Business Plan shall be required if your business stores or handles any hazardous materials at any one time during a calendar year in quantities equal to or greater than: 55 gallons, 500 pounds or 200 cubic feet of a compressed gas at standard temperature and pressure. A Unified Program Hazardous Waste Generators Permit is required for any amount of hazardous waste produced. Contact the Santa Barbara County Fire Department, Hazardous Materials Unit for additional information and application procedures.

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

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

DP:mkb

c Santa Ynez River Water District, PO Box 157, Santa Ynez 93460



County of Santa Barbara Public Works Department
Project Clean Water

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



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

January 31, 2013

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

Re: 12 DVP-0000-00014 The Golden Inn
APN 141-380-014

Dear Mr. Briggs,

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

The following provisions apply to this application:

1. For application completeness, the applicant must submit information identifying how runoff is treated for the design storm using acceptable BMP measures. The information must show the tributary areas that generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume, as appropriate per BMP, and verify that adequate space is available and reserved for these measures. Consistent with County requirements, Low Impact Development measures must be identified for this project. Low Impact Development structural measures can *also* provide treatment of storm water runoff, consistent with these conditions.

For a description of the level of detail needed for application completeness and acceptable LID measures to meet County requirements, please see <http://www.sbprojectcleanwater.org/development.aspx?id=76>

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

The submittal(s) must provide relevant details on the location and function of treatment control BMPs. At a minimum, the submittal(s) must:

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

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

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

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

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

Sincerely,



Cathleen Gamand
Civil Engineering Associate

Attachment Standard Conditions

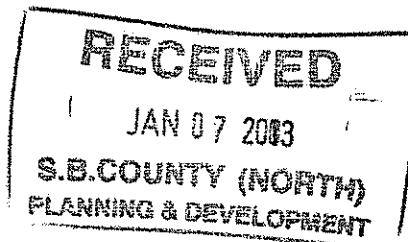
cc: Roan Barrett, Foundation/Housing Authority of the County of Santa Barbara
 Lisa Plowman, Peikert Group Architects, 10 East Figueroa Street, Suite 1, SB CA 93101



**Santa Barbara County
Air Pollution Control District**

January 3, 2013

Gary Kaiser
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455



**Re: APCD Comments on Golden Inn Development Plan and Tentative Parcel Map
12DVP-00000-00014, 12TPM-00000-0009**

Dear Mr. Kaiser:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a parcel map to divide a 7.3 acre parcel into three parcels of 2.1 acres, 2.2 acres, and 3.0 acres respectively. Zoning would be changed for 1-E-1 estate residential to, Design Residential and Professional/Institutional.

The lot split would allow the development of a mixed use project including a 23,778 square foot building containing 40 residential units of assisted living senior housing and 20 units for senior memory care. Also proposed are 60 residential units for independent senior living, a 21,028 square foot community center and administration office, and 24 employee apartments.

The new residences would be tied into the local wastewater line, but a lift station with a stationary engine on the site will most likely be needed to convey the wastewater. An emergency generator is also proposed, but the size and type have not yet been determined. Grading for the project consists of 15,000 cubic yards of cut and 15,000 cubic yards of fill. The subject property is identified in the Assessor Parcel Map Book as APN 141-380-014, and is located at southeast corner of Refugio Road and Highway 246 in the unincorporated community of Santa Ynez.

The proposed project would include an emergency generator, wastewater pump, and water heaters, which may be subject to APCD permit requirements and prohibitory rules. Therefore, APCD may be a responsible agency under the California Environmental Quality Act (CEQA), and will rely on the CEQA document when evaluating any APCD permits for proposed equipment. The CEQA document should include the air pollutant emissions for all proposed equipment to avoid additional CEQA documentation requirements related to APCD permit issuance. In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required. If a Health Risk Assessment analysis is required, the results should be incorporated into the CEQA review for the project. The applicant should refer to APCD's website at http://www.sbcapcd.org/eng/atcm/dice/dice_atcm.htm for more information on diesel engine permitting.

This project was discussed at Santa Barbara County's Subdivision/Development Review Committee meeting of December 20, 2012. Completeness items include the following:

1. **Large Boilers and Water Heaters.** APCD requires permits for boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour. Boilers and water heaters

- between 2.0 million and 75,000 Btu/hr must comply with APCD emission limits and certification requirements. If any large central heating units are to be installed, equipment specifications should be identified and emission calculations provided to the lead agency for inclusion in the California Environmental Quality Act (CEQA) document.
2. **Stationary Engines.** APCD requires permits for diesel engines rated 50 bhp and greater that may be used for emergency power generation or for wastewater lift stations. Other types of engines may also require permits. If any stationary engines are proposed, the equipment specifications should be identified and emission calculations provided to the lead agency for inclusion in the CEQA document. In the case of a diesel-fired engine, an equipment-specific Health Risk Assessment may be required. Any Health Risk Assessment analysis should be discussed in the CEQA document.
 3. **Traffic Study.** The proposed project will involve air quality impacts associated with motor vehicle trips from the new residences. The air quality impact analysis for mobile source emissions should be based on a project-specific traffic study whenever possible.

Air Pollution Control District staff offers the following suggested conditions for the land use permit:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
5. Spark ignition piston-type internal combustion engines (e.g., gasoline or propane-fired) used exclusively for emergency electrical power generation or emergency pumping of water for flood control or firefighting are exempt from permit requirements pursuant to APCD Rule 202, Section F.1.d., provided the engine operates no more than 200 hours per calendar year and a record is maintained and is available to the District upon request. The record shall list the identification number of the equipment, the number of operating hours on each day the engine is operated and the cumulative total hours.

6. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
7. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. Please see www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
8. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
9. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Lisa Plowman
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

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

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



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

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

The following measures are required by state law:

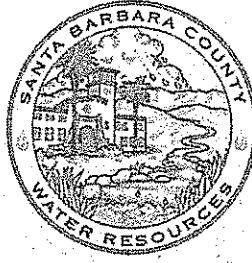
- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

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

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



Santa Barbara County Public Works Department
Flood Control & Water Agency

December 19, 2012

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

Re: 12DVP-00000-00014; The Golden Inn Village
APN 141-380-014; Santa Ynez

Dear Mr. Kaiser:

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

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Prior to Final Zoning Clearance

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Detention basins shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.
- d. The proposed drainage plan shall accommodate the offsite runoff that currently flows through the site in the existing drainage swale.
- e. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

- f. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
 - g. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
 - h. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - i. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
 - j. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - k. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
Mark Luehrs
Development Review Engineer

Cc: HACSB, 815 W. Ocean St., Lompoc, CA 93436
Harmony Real Estate – Teri Harmon, P.O. Box 1800, Santa Ynez, CA 93460
EDA – Jeffery P. Wagner PE, 1998 Santa Barbara Street, San Luis Obispo, CA 93401
Peikert Group Architects, 10 E. Figueroa St., Santa Barbara, CA 93101

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JAN 04 2013

S.B. COUNTY
PLANNING & DEVELOPMENT