



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: 12DYP-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*  
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

RECEIVED

JAN 04 2013

S.B. COUNTY  
PLANNING & DEVELOPMENT